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**LARGE COMMERCIAL SUITE PALM GROVE #5 & #6**

Smith Road, South Sound, Old Prospect Point &amp; Spotts, Cayman Islands

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**PROPERTY DETAILS**

Price: CI\$850,000	MLS#: 416022	Type: Commercial
Listing Type: Offices/Mixed Use	Status: Current	
Built: 2011	Acreage: 0.35	
Sq. Ft.: 1,554		

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**PROPERTY DESCRIPTION**

LOCATION LOCATION LOCATION! This is a tremendous opportunity to own a commercial space in an absolutely prime location in central George Town. Palm Grove is situated on a major 4-way intersection and therefore benefits from very high commercial visibility and brand exposure (through exterior signage). This unit offers 1,554 sq. ft of prime commercial space and is on the first floor and there is both an elevator and stairs. It was 2 separate units that have been combined into one lovely suite of offices/space. The building is low density and is built like a fortress with excellent building integrity and has hurricane rated windows and doors. The unit is ready to move in, has its own private bathrooms, and a drop tile ceiling to accommodate your IT needs. The building was renovated last year, is energy efficient and has the benefit of solar panels which are part of the CUC CORE agreement, so you will have very low electric bills. During the building renovation, the entrance corridor was enclosed, air conditioned and sound proofing was added, so although the building is on a busy intersection you are protected for road and aircraft noise. Just 2 minutes from the hospitals and a stone's throw from the airport and Fosters Food Fare, this super commercial space would make an ideal professional office, or a great location for a doctor's clinic, chiropractic or physio centre, dentists office, opticians or wellness facility. The building is wheelchair accessible and has ample parking. If you are looking for a great move-in ready space close to all conveniences of central George Town, then look no further. If you are an investor looking for a commercial investment in the heart of Cayman's capital, this space could offer great rental ROI and potential anticipated capital appreciation over time, due to its central location.

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**PROPERTY FEATURES**

Views	Inland
Block	14D
Parcel	65H5&6
Foundation	Slab
Zoning	Commercial
Road Frontage	230

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**PRESENTED BY**

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IMAGES



