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**#4 PALM GROVE COMMERCIAL SPACE**

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

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**PROPERTY DETAILS**

Price: CI\$425,000	MLS#: 416019	Type: Commercial
Listing Type: Offices/Mixed Use	Status: Current	
Built: 2011	Acreage: 0.35	
Sq. Ft.: 774		

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**PROPERTY DESCRIPTION**

Location Location Location Welcome to Palm Grove, a commercial office building ideally located in central George Town, on the corner of Smith Road and Huldah Avenue. Purchasing office space at Palm Grove will provide you with a perfect location on one of Cayman's busiest intersections, so your company and brand can benefit from lots of drive bay traffic. Owners get to take advantage of the ability to put signage and branding on the exterior of the building, so a great location to get exposure for your company. Palm Grove is a 2-story building consisting of 6 units in total, with 3 on each level. When the current owner purchased the building, it was refurbished, and insulation and sound proofing was installed. Great Size #2 is a ground floor unit and is a middle unit consisting of just under 800 sq. ft. of usable space. It has its own bathroom and a back exit door, both of which are requirements for medical facilities. So, this could be ideal not just for an office, but could make an perfect medical office, or space for a dental practice, physiotherapy centre or wellness centre. Energy Efficient - Part of the Solar CUC CORE Agreement A tremendous benefit of owning at Palm Grove, is that the building has solar panels and is part of the CUC CORE agreement, so you will get credits again your power bills. Each unit in Palm Grove has its own electrical metre and water metre and 2 dedicated parking spots, plus customer parking. Professionally Run Building A property management company has recently been engaged to take over the running and maintenance of the building. It will give you peace of mind knowing that the common areas and building exterior of the building are professionally maintained. Although this unit is on the ground floor, it's good to know that the building does have an elevator. Reasonable Strata Fees For a commercial building in central George Town the annual strata fees are very reasonable and include the el... [View More](#)

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**PROPERTY FEATURES**

Views	Inland
Block	14D
Parcel	65H4
Foundation	Slab
Zoning	Commercial
Road Frontage	230

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**PRESENTED BY**

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IMAGES

