

256 Crighton Building, Crewe Rd, PO BOX 1977, Grand Cayman, KY1-1104, Cayman Islands Phone: +1 (345) 949-7099 Fax: +1 (345) 949-6819 Email: info@cireba.com

## Aqua Mall - George Town Seafront

George Town, Grand Cayman MLS# 418769

### US\$8,995,000



The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.



#### KIM LUND 345-949-9772 kim.lund@remax.ky



#### MICHAEL BINCKES 345-945-2011 michael.binckes@remax.ky

A unique multi-faceted investment opportunity within the business core of George Town, directly on the Seafront with some very distinctive site advantages.

Aqua Mall is completely leased and is a high demand property with a good mix of retail, restaurant and bars, and offices. It is located in a prominent busy location and is a prime commercial site for steady long-term rental income, potential mixed use redevelopment, or as an income property while being land banked for future development and capital appreciation.

The large parking area behind the building could potentially accommodate a new multi-storey building up to 10 storeys with a couple parking levels and commercial/residential development on top. Just above the two parking levels, from the third floor upwards, the views of the coastline and Seafront would be striking and feature some incredible panoramic views.

With the plans for George Town to support more residential accommodations, this location would be ideal for the addition of a mixed use development directly behind the existing two storey building.

Aqua Mall is a popular venue for cruise ship excursionists, stayover visitors, and local residents, due to the great views of the George Town harbour and waterfront from both the ground floor and second floor levels.

Currently selling for almost US\$3,000,000 below the replacement value, it is priced very fairly to afford an excellent value and enable a fast sale.

### **Essential Information**

Туре	Status	MLS#	Listing Type
Commercial	Current	418769	Offices / Mixed Use

# **Key Details**

Year Built	Sq.Ft.
2000	21,456

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.