



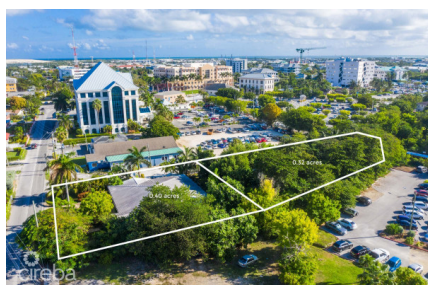
256 Crighton Building, Crewe Rd, PO BOX 1977,
Grand Cayman, KY1-1104, Cayman Islands
Phone: +1 (345) 949-7099
Fax: +1 (345) 949-6819
Email: info@cireba.com

Hospital Road 0.72 Acres, Commercial Land

George Town, Grand Cayman

MLS# 415506

CI\$3,750,000





COLLEEN MARTIN
colleen@propertycayman.com

A rare development opportunity in the centre of George Town, right on Hospital Road.

Two properties offered together: A neighbourhood commercial parcel measuring 0.32 acres and a general commercial lot measuring 0.40 acres with an existing structure, for a combined total of 0.72 acres of developable real estate, in the heart of George Town.

Considering the Governments Revitalization of George Town initiative and that a mere 500 feet away, the new 10-storey hotel, ONE GT, is being built, these sites are prime for redevelopment.

The specifications for each parcel are as follows:

General Commercial Parcel: Has a 5-bedroom, 4-bathroom home boasting over 4,000 square feet on 0.40 acres, with ample-sized rooms. Initially constructed in 1966, the traditional home saw a recent fortification in 1985, adding six-inch concrete blocks and solid-filled walls. The house has a double car garage with a storage room attached, a large home office, a separate laundry room, and two water cisterns of approximately 30,000 gallons.

Less than a minutes walk to the Cayman Islands Hospital, Government Offices, and the numerous businesses of George Town, this home and property has tremendous potential to be converted into large office spaces.

Neighborhood Commercial Parcel: One of the few remaining commercial development sites in central George Town, at 0.32 acres, this adjoining parcel is the perfect site for a 3-storey office building or parking lot.

An unbeatable commercial location in the heart of Cayman, surrounded by new development, this George Town, double parcel land, has endless possibilities.

Essential Information

Type	Status	MLS#	Listing Type
Land	Current	415506	Commercial

Key Details

Width	Depth
272	286

Acreage
0.72

View
Garden View

Additional Feature

Zoning
**Commercial
Neighbourhood**

Covenants
No

Road Frontage
107

Soil
Black