

## 1.46 Acre Crewe Road/grand Harbour Property. High Visibility!!!!

Prospect/Spotts, Grand Cayman

MLS# 420516

**CI\$4,999,000**



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Exceptional development opportunity featuring two adjacent parcels totaling 1.46 acres in a highly visible location. Zoned Neighbourhood Commercial, the property offers over 400 feet of road frontage along a well-traveled corridor with more than 10,000 vehicles passing daily, providing excellent exposure for a wide range of commercial or mixed-use ventures. Access from Crewe Road the parcels also benefit from an easy additional gazetted right-of-way from Edgewater Drive at the rear, allowing for flexible site planning, improved traffic flow, and potential multi-access development. Being offered at land value, this property presents a rare chance for investors and developers to capitalize on a prime, high-traffic location ideal for retail, office, mixed-use, or service-based projects. A compelling opportunity to secure a strategically positioned site with outstanding visibility and development potential.

## Essential Information

|                     |                          |                       |                                   |
|---------------------|--------------------------|-----------------------|-----------------------------------|
| Type<br><b>Land</b> | Status<br><b>Current</b> | MLS#<br><b>420516</b> | Listing Type<br><b>Commercial</b> |
|---------------------|--------------------------|-----------------------|-----------------------------------|

## Key Details

|                          |                       |
|--------------------------|-----------------------|
| Width<br><b>420</b>      | Depth<br><b>200</b>   |
| Acreage<br><b>1.4600</b> | View<br><b>Inland</b> |

## Additional Feature

|   |                        |                             |                     |
|---|------------------------|-----------------------------|---------------------|
| Zoning<br><b>Commercial<br/>Neighbourhood</b> | Covenants<br><b>No</b> | Road Frontage<br><b>420</b> | Soil<br><b>Marl</b> |
|---|------------------------|-----------------------------|---------------------|