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## Boreal Street Investment Property - 7 Bedrooms

West Bay, Grand Cayman

MLS# 420812

**CI\$925,000**





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Situated on approximately 0.3121 acres in a desirable Medium Density Residential zone in West Bay, this versatile multi-unit property presents an outstanding opportunity for investors seeking strong cash flow and future upside. The property features a well-designed duplex consisting of: One 2-bedroom, 2-bathroom unit (currently occupied by the owners) One spacious 4-bedroom, 3-bathroom unit currently rented by the room generating approximately C\$3,500+ monthly income A separate studio apartment, providing an additional \$500 rental revenue With multiple income streams already in place, this property is ideal for investors looking to capitalise on the growing demand for rental accommodations in the West Bay area. The existing rental structure offers immediate cash flow while leaving room for future rent increases and income optimisation. Positioned on a generously sized lot, the Medium Density Residential zoning may also provide opportunities for further development, expansion, or redevelopment potential (subject to planning approval). Located within minutes from the main bus route, this property provides easy access to central West Bay, local shops, local attractions, beaches, banking and popular restaurants. Tenants will enjoy the combination of a peaceful neighbourhood setting with the convenience of nearby amenities. Whether you're an experienced investor or looking to expand your real estate portfolio, this property offers a rare combination of current income, flexibility, and long-term upside potential. Don't miss this excellent opportunity to secure a high-demand rental property with future growth potential.

## Essential Information

|                    |                |               |   |
|--------------------|----------------|---------------|---|
| Type               | Status         | MLS#          | Listing Type                            |
| <b>Residential</b> | <b>Current</b> | <b>420812</b> | <b>Semi-detached / Duplex / Triplex</b> |

## Key Details

|          |          |
|----------|----------|
| Bed      | Bath     |
| <b>7</b> | <b>6</b> |

View  
**Garden View**

|             |              |               |
|-------------|--------------|---------------|
| Year Built  | Sq.Ft.       | Pets Allowed: |
| <b>1996</b> | <b>3,700</b> | <b>Yes</b>    |

## Additional Feature

|           |           |            |
|-----------|-----------|------------|
| Den       | Pool      | Furnished  |
| <b>No</b> | <b>No</b> | <b>Yes</b> |

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