



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

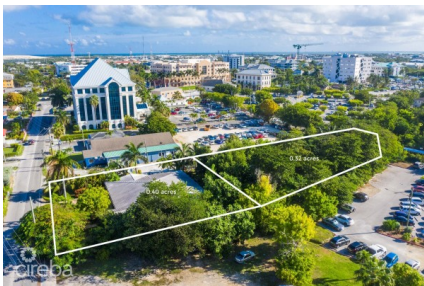
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## HOSPITAL ROAD 0.72 ACRES, COMMERCIAL LAND

George Town South, Cayman Islands

MLS# 415506

**CI\$3,750,000**





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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 Government's '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 minute's 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 <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>415506</b>	Listing Type <b>Commercial</b>
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## Key Details

Width <b>272.00</b>	Depth <b>286.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>14E,315/370</b>
Acreage <b>0.72</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views <b>Garden View</b>	Zoning <b>Commercial Neighbourhood</b>	Road Frontage <b>107</b>	Soil <b>Black</b>
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