



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## GEORGE TOWN TRIPLEX ON 0.25 ACRES HIGH DENSITY RESIDENTIAL LAND

George Town South, Cayman Islands  
MLS# 417639

**CI\$605,000**





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This triplex consists of 3 spacious 2-bedroom /1-bathroom apartments, each with a large living room area, sizable bedrooms and a large kitchen with access to screened-in porches overlooking the backyard. Each unit has access to 2 parking spaces each at the front of the property. The units are individually metered for water and electricity (CUC). This charming wood-frame structure is built on a 0.25 acre High-Density Residential land. It has a solid concrete foundation and is elevated 9 feet above sea level. The location is convenient and within walking distance of the George Town hospitals and Walkers Road schools. The property is very low maintenance and has the following annual expenses: Insurance - CI\$2500 AC Maintenance - CI\$1200 Pest Control - CI\$800 Landscaping - CI\$1200 While the property may require a little TLC, its prime location and land zoning offer endless possibilities for renovation and future expansion. Don't miss the chance to transform this into a lucrative investment opportunity! The units are currently all tenanted, so kindly allow 24 hours notice for viewings.

### Essential Information

Type	Status	MLS	Listing Type
<b>Multi-Unit (For Sale)</b>	<b>Pen/Con</b>	<b>417639</b>	<b>Triplex</b>

### Key Details

Bed	Bath	Block & Parcel
<b>6</b>	<b>3</b>	<b>14E,219</b>

Acreage  
**0.25**

Den	Year Built	Sq.Ft.
<b>No</b>	<b>1986</b>	<b>2979.00</b>

### Additional Features

Lot Size	Views	Foundation	Furnished
<b>0.25</b>	<b>None</b>	<b>Slab</b>	<b>Yes</b>

Zoning  
**High Density Residential**