



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## COMMERCIAL ZONED PROPERTY NEAR THE ANNEX

George Town Central, Cayman Islands

MLS# 418251

**CI\$800,000**





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Discover the endless possibilities with this versatile property situated in a prime General Commercial zone! Currently set up as a duplex, this property offers the perfect blend of residential and commercial potential. Property Features: Main Unit: 2 Bedrooms, 1 Bathroom Back Unit: 1 Bedroom, 1 Bathroom Recent Upgrades: Brand-new septic system and deep well installed, offering peace of mind and reducing future maintenance costs. Flexibility: Easily combine the duplex back into a single-unit residence or reconfigure for commercial use. Access: 8-Foot Right of Way from School Rd. Potential Access from Eastern Ave: Expand your options with access from Eastern Ave, subject to negotiation.

## Essential Information

|                               |                |               |                           |
|-------------------------------|----------------|---------------|---------------------------|
| Type                          | Status         | MLS           | Listing Type              |
| <b>Residential (For Sale)</b> | <b>Current</b> | <b>418251</b> | <b>Single Family Home</b> |

## Key Details

|             |             |                 |
|-------------|-------------|-----------------|
| Bed         | Bath        | Block & Parcel  |
| <b>3</b>    | <b>2</b>    | <b>14CF,134</b> |
| Acreage     |             |                 |
| <b>0.05</b> |             |                 |
| Den         | Year Built  | Sq.Ft.          |
| <b>No</b>   | <b>1970</b> | <b>1100.00</b>  |

## Additional Features

|             |                    |                   |
|-------------|--------------------|-------------------|
| Lot Size    | Views              | Zoning            |
| <b>0.05</b> | <b>Garden View</b> | <b>Commercial</b> |