



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## **HOUSE PLUS MID CONSTRUCTION DUPLEX .77 ACRES - OCEAN VIEW**

North Side, Cayman Islands

MLS# 418264

**CI\$495,000**





**Debi Bergstrom**  
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A prime investment opportunity within a fast growing area of North Side with Ocean views. Opposite the Over the Edge Cafe with two existing buildings. The main house is a fixer upper and could either be used for immediate rental or renovated to generate additional income as a small commercial retail space. Behind the main house is a near complete duplex (Foundation and walls complete) with 2- Two Bedroom/ Two Bathrooms units (Includes the existing approved plans). This property offers ample room for further development, inviting the addition of multiple duplex units or utilizing the main road frontage for a large commercial property. Close to the boat launching ramp/dock, and scenic Rum Point. Subject to the planning department and lands and survey approving the subdivision of this parcel according to the map shown.

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>418264</b>	Listing Type <b>Low Density Residential</b>
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## Key Details

Width <b>110.00</b>	Depth <b>265.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>53A,39&amp;PARTOF98</b>
Acreage <b>0.77</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views <b>Garden View</b>	Road Frontage <b>110</b>
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