



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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CAYMAN BRAC STORAGE BUILDINGS

Cayman Brac West, Cayman Islands

MLS# 418346

US\$1,350,000





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Cayman Brac Storage Buildings Prime Storage & Industrial Facility on Cayman Brac Introducing the Cayman Brac Storage Buildings, a versatile industrial and storage facility offering a rare blend of functionality, prime location, and investment potential. Situated 13 to 14 feet above sea level, this property provides security and peace of mind in a highly sought-after area.

Versatile Industrial and Storage Space The property features two distinct buildings, making it ideal for a variety of uses: Building #52A: A single-storey industrial building spanning 2,400 sq. ft. This space includes four storage units, each equipped with roller shutters and access to a restroom, perfect for a car repair garage or other industrial purposes. Building #52B: A two-storey storage facility with a total of 6,420 sq. ft. of space. The ground floor houses 28 storage units, while the upper floor boasts a one-bedroom apartment, complete with wall AC, appliances, and furniture, making it a great live-in or rental opportunity. The building also features easy access via roller shutters, ensuring convenience for tenants.

Built for Durability Constructed with durability in mind, the ground floor of both buildings features concrete block exteriors, while the apartment's top floor is built with a wood frame. The construction is designed to withstand the island's climate, offering longevity and stability for both commercial and residential tenants.

Exceptional Location in Cayman Brac Located in Cayman Brac, this facility is strategically positioned to serve the growing demand for industrial space and storage solutions on the island. Whether you are looking for a commercial investment or a space to run your own business, this property offers flexibility to accommodate a variety of needs.

Investment Opportunity With a total of 8,620 sq. ft. across two buildings, the Cayman Brac Storage Buildings presents a strong investment opportunity. Whether you choose to lease the storage units, operate a business, or rent out the apartment, this property offers multiple income streams.

Ready for Immediate Use The apartment comes fully equipped with appliances and furniture, allowing for immediate occupancy. The wall AC units provide efficient climate control, ensuring a comfortable environment year-round. How do you want to live your life?

Essential Information

Type Commercial (For Sale)	Status Current	MLS 418346	Listing Type Warehouse
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Key Details

Bed 0	Bath 0	Block & Parcel 95B,267
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Acreage
0.80

Den
No

Year Built
1999

Sq.Ft.
8620.00

Additional Features

Lot Size
0.80

Views
Garden View