



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201  
Cayman Islands, British West Indies.  
+1 (345) 946-3343  
info@edgewater.ky |

## GEORGE TOWN BUSINESS PARK UNIT 3

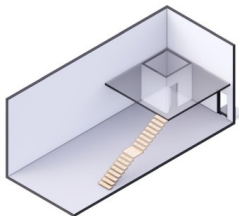
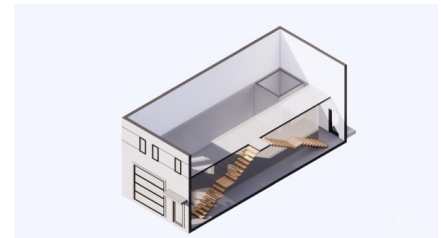
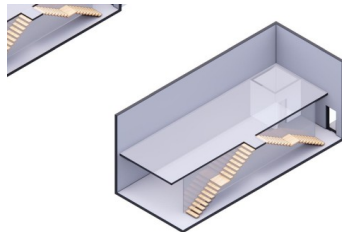
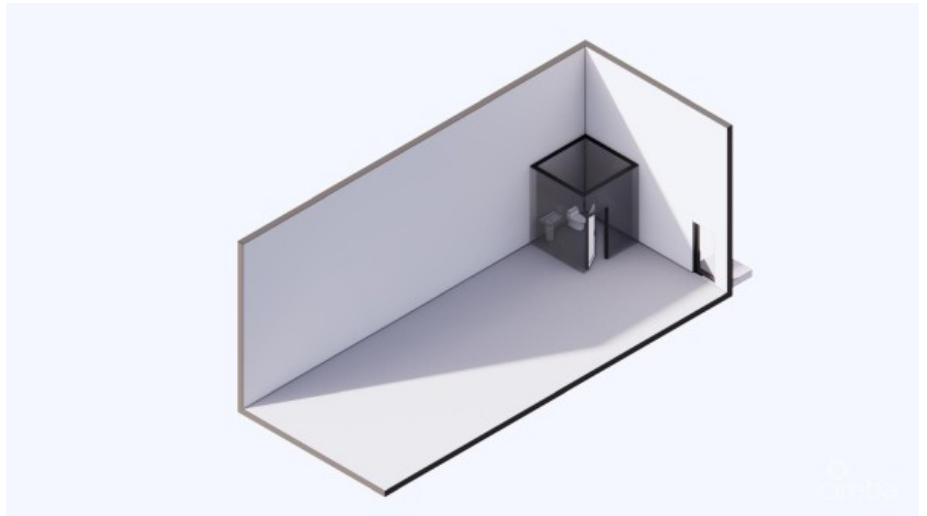
George Town Central, Cayman Islands

MLS# 419103

**CI\$660,000**



### Property Map





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

Positioned in the heart of George Town’s business district, GT Business Park offers a rare opportunity to secure a commercial space in a prime location within the city’s Golden Triangle, conveniently situated between Mary Street and Godfrey Nixon Way. Key Features: - Modern Commercial Units – 1,060 sq. ft. footprint with structural provisions for an additional second floor, expanding to 2,120 sq. ft. Add'l 600 sq ft of mezzanine is included in price. - Strategic Location – High visibility and accessibility within George Town’s commercial hub. - Sustainability Focused – Each unit is equipped with a 5KW solar panel system under the CUC CORE Programme, feeding unused electricity back to the grid for energy credits. - Built for Resilience – Category 5 hurricane-rated structure with a rigid moment-resisting frame and 10' above sea level elevation. - High-Performance Building Envelope – Engineered for durability, efficiency, and climate resilience. - Ample Parking – Over 60 parking spaces for convenience. - Versatile Design – Open floor plans without load-bearing walls, allowing for flexible configurations such as: - High-value climate-controlled storage - Commercial enterprises - Office spaces - Multi-level setups - Unlock the Potential of Your Business Designed with adaptability in mind, these units seamlessly integrate structural, mechanical, electrical, and plumbing accommodations—allowing for maximum efficiency and customization. Whether you need a high-tech workspace, showroom, or scalable business hub, GT Business Park provides a future-proof solution in a thriving commercial district. Don't miss this opportunity to be part of George Town’s revitalization and secure a space in one of the Cayman Islands' most forward-thinking developments.

## Essential Information

Type <b>Commercial (For Sale)</b>	Status <b>New</b>	MLS <b>419103</b>	Listing Type <b>Retail</b>
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## Key Details

Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>14CF,214H3</b>
Acreage <b>1.46</b>		
Den <b>No</b>	Year Built <b>2025</b>	Sq.Ft. <b>2000.00</b>

## Additional Features

Lot Size  
**1.46**

Views  
**Garden View**

Foundation  
**Slab**