



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## COMMERCIAL CENTRE 454 EASTERN AVENUE - 1.96 ACRES

Seven Mile Beach, Cayman Islands

MLS# 419124

**US\$7,750,000**





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Strategically positioned at one of the most prominent intersections in George Town—where Eastern Avenue, West Bay Road, and North Church Street converge—454 Eastern Avenue offers unmatched accessibility and visibility. Located directly opposite Kirk Supermarket, this high-traffic area is ideal for a wide array of commercial, retail, or redevelopment opportunities. The site spans approximately 1.96 acres and includes three existing structures. The centerpiece is the Commercial Centre, offering over 20,000 sq. ft. of versatile commercial space suitable for offices, retail, or service-based businesses. Complementing the main building are two industrial storage facilities located at the rear of the property, providing additional utility and value. The property also benefits from over 100 paved parking spaces, with a fully filled lot and dual access points—separate entrance and exit—directly onto Eastern Avenue, ensuring seamless flow and convenience. With its size, location, and existing infrastructure, 454 Eastern Avenue represents a rare opportunity for investors, developers, or owner-occupiers seeking a highly adaptable commercial asset in one of Cayman’s most dynamic corridors. Some photos provided by Cayman Islands Lands & Survey.

## Essential Information

Type <b>Commercial (For Sale)</b>	Status <b>New</b>	MLS <b>419124</b>	Listing Type <b>Offices/Mixed Use</b>
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## Key Details

Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>13E,111</b>
Acreage <b>1.96</b>		
Den <b>No</b>	Year Built <b>1985</b>	Sq.Ft. <b>25000.00</b>

## Additional Features

Lot Size <b>1.96</b>	Views <b>Garden View</b>	Zoning <b>Commercial Neighbourhood</b>	Road Frontage <b>200 f</b>
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