



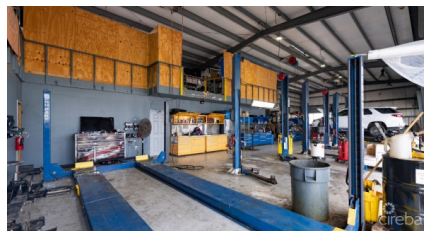
256 Crighton Building, Crewe Rd, PO BOX 1977,
Grand Cayman, KY1-1104, Cayman Islands
Phone: +1 (345) 949-7099
Fax: +1 (345) 949-6819
Email: info@cireba.com

Land & Commercial Premises By Airport - With Endless Possibilities

George Town, Grand Cayman

MLS# 415868

US\$7,900,000





JAMES BOVELL

345-945-4000

james.bovell@remax.ky

Well-located and maintained, multi-use commercial building with major road frontage onto busy Dorcy Drive and MacLendon Drive, near the Airport and town. This exceptional property consists of two parcels combined (1.58 acres). The main building is 4,833 sq. ft. including a showroom, ancillary offices, and a warehouse/car repair garage. Of this, approximately 1,800 sq. ft. is an office and showroom, and the remaining 3,033 sq. ft. is a warehouse and car repair garage. Currently, used by TRAC Automotive (only the real estate is for sale, NOT the business.), this building also has a mezzanine floor of approximately 1,878 sq. ft. There are also roof-covered areas with open glass sides, which total 4,423 sq. ft. and include a 447 square foot workshop outbuilding. There are additional cover areas on site. Externally the property has an asphalt car park, service roads, chain link fencing, hedgerows, and company signage.

Exceptional opportunity to acquire a realistically priced, high-quality property in a high-traffic location guarantees long-term appreciation and could be used and expanded with additional storage within the structure or converted to storage facilities for example.

Essential Information

Type	Status	MLS#	Listing Type
Commercial	Pen/Con	415868	Offices / Mixed Use

Key Details

Year Built	Sq.Ft.
2000	11,134