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# George Town Business Park Unit 4

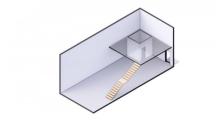
George Town, Grand Cayman MLS# 419104

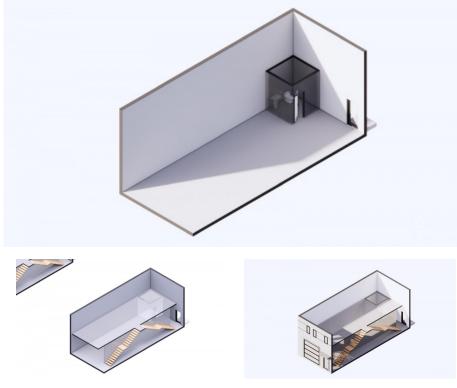
### CI\$680,000



#### **Property Map**







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JILL DAVISON jill@1503propertygroup.com

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 momentresisting 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**

Туре	Status	MLS#
Commercial	New	419104

104

Listing Type Offices / Mixed Use

# **Key Details**

Year Built	Sq.Ft.
2025	2,000

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