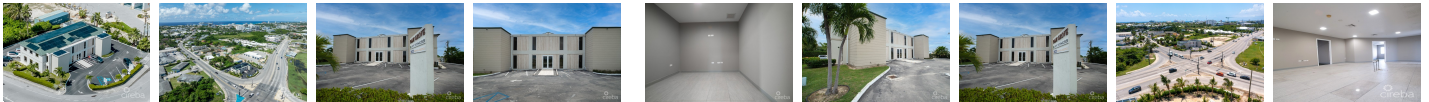


George Town, Cayman Islands

Monthly Rent: CI\$2,311	Type: Commercial	
Listing Type: Commercial	Status: Current	
Built: 2011	Acreage: 0.3484	
Views: Inland	Block: 14D	Parcel: 65H2
Foundation: Slab	Zoning: Commercial	Lease Details: 12 or 24 month term preferred. The rental total including CAM is CI\$3150. Total CAM is CI\$10,070.20 per annum = CI\$839.21 per month. Rent is therefore CI\$2,310.79, plus CAM = CI\$3150 per month.
Furnished: No	Type of Use: Professional	Construction: Concrete
Class: Existing	Land Certificate: Not Issued	Title: Freehold
How Shown: By Appointment/List		



PRESENTED BY



JAMES BEBARFALD
 Phone
 345 623-9999
 Email
 james@williams2realestate.com

PROPERTY DESCRIPTION

Ideal Business Location Welcome to Palm Grove, a commercial office building ideally located in central George Town, on the corner of Smith Road and Huldah Avenue. Renting office space at Palm Grove will provide you with a perfect location on one of Caymans busiest intersections, so your company and brand can benefit from lots of drive bay traffic. Tenants get to put signage and branding on the exterior of the building, so it is a great location to get exposure for your company. Palm Grove is a 2-story building consisting of 6 units in total, with 3 on each level. When the current owner purchased the building, it was refurbished, and insulation and sound proofing was installed. Great Size #2 is a ground floor unit and is a middle unit consisting of just under 800 sq. ft. of usable space. It has its own bathroom and a back exit door, both of which are requirements for medical facilities. So, this could be ideal not just for an office, but could make an perfect medical office, or space for a dental practice, physiotherapy centre or wellness centre. Energy Efficient Part of the Solar CUC CORE Agreement A tremendous benefit of owning at Palm Grove, is that the building has solar panels and is part of the CUC CORE agreement, so you will get credits again your power bills. Each unit in Palm Grove has its own electrical metre and water metre and 2 dedicated parking spots, plus customer parking. Professionally Run Building A Property management company has recently been engaged to take over the running and maintenance of the building. It will give you peace of mind knowing that the common areas and building exterior of the building are professionally maintained. Although this unit is on the ground floor, its good to know that the building does have an elevator. Reasonable Strata Fees For a commercial building in central George Town the annual CAM fees are very reasonable and include the electric and AC for the common areas, common area AC maintenance, the elevator mai... [View More](#)