

PALM GROVE COMMERCIAL INVESTMENT | FULLY TENANTED OFFICE SUITE IN GEORGE TOWN

MLS# 420506 | George Town South, Grand Cayman, Cayman Islands

CI\$450,000



Agent info



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Description

Position your capital in one of George Town's most visible and strategically located commercial corridors with this fully tenanted office investment at Palm Grove, located at the prominent corner of Smith Road and Huldah Avenue.

This turnkey commercial asset offers immediate income stability with a secure 2-year lease in place, making it an attractive acquisition for investors seeking reliable cash flow, strong tenant retention potential, and long-term capital appreciation in a high-demand office market.

Prime Central George Town Location

Palm Grove benefits from exceptional accessibility and visibility within minutes of Cayman's major business and professional districts:

- Direct frontage along the busy Smith Road corridor
- Approximately 2 minutes from George Town and major medical facilities including Doctors Hospital
- Convenient access to banks, retail centres, restaurants, and professional services
- Easy connection to Owen Roberts International Airport
- Strong daily traffic counts enhancing long-term commercial desirability

Its central positioning continues to drive demand from professional office users seeking convenience, accessibility, and brand exposure.

Unit #6 – Income-Producing Office Suite:

- Approximately 800 sq. ft.
- Second-floor end unit
- Fully tenanted under a 2-year lease agreement
- Private bathroom
- Efficient professional layout ideal for legal, accounting, financial services, consulting, or administrative users

The suite is situated within a professionally maintained commercial building that has benefited from refurbishment upgrades including solar panels, enhanced insulation and soundproofing, supporting tenant comfort and long-term occupancy appeal.

Turnkey Investment Opportunity

This is an ideal acquisition for investors seeking:

- Immediate rental income
- Stable tenancy already in place
- Low management complexity
- Exposure to Cayman's resilient commercial real estate sector

Property Features

Type	Status	View	Listing Type
Commercial (For Sale)	Current	Inland	Office
Sq Ft	Block/Parcel	Area	Acres
800.00	14D / 65H6	30	0.35
Year Built			
2011			

Additional Features

Zoning	Foundation
Commercial	Slab