

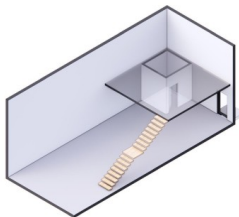
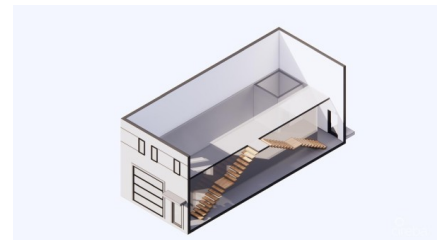
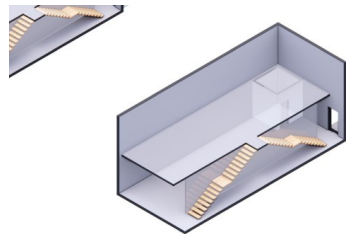
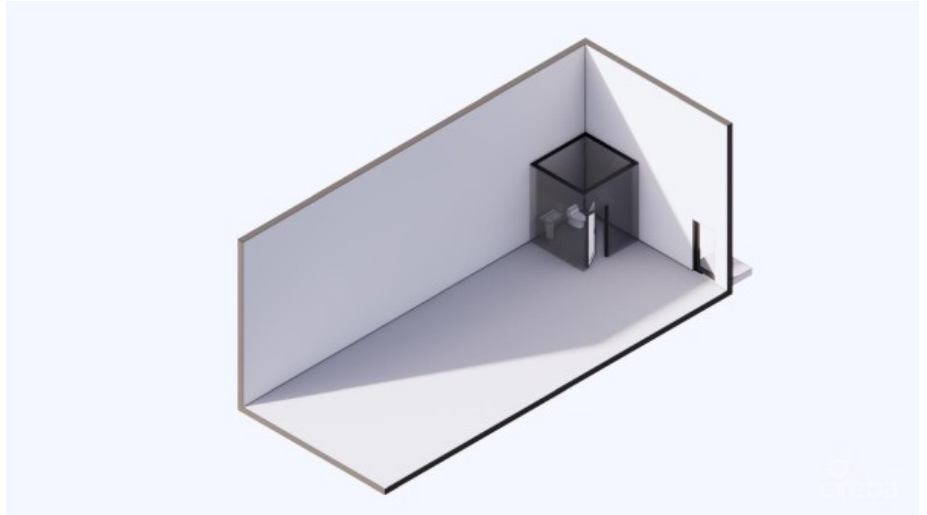
# GEORGE TOWN BUSINESS PARK - WAREHOUSE, OFFICE, RETAIL AND MORE

George Town Centre, Cayman Islands  
MLS# 419107

**CI\$660,000**



Property Map





**Carolyn Ritch**  
 carolyn@ritchrealty.ky

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 350 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 moment-resisting 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

|                                      |                          |                      |  |
|--------------------------------------|--------------------------|----------------------|--|
| Type<br><b>Commercial (For Sale)</b> | Status<br><b>Current</b> | MLS<br><b>419107</b> | Listing Type<br><b>Offices/Mixed Use</b> |
|--------------------------------------|--------------------------|----------------------|--|

## Key Details

|                          |                           |                                     |
|--------------------------|---------------------------|-------------------------------------|
| Bed<br><b>0</b>          | Bath<br><b>0</b>          | Block & Parcel<br><b>14CF,214H7</b> |
| Acreage<br><b>1.4550</b> |                           |                                     |
| Den<br><b>No</b>         | Year Built<br><b>2025</b> | Sq.Ft.<br><b>2000.00</b>            |

## Additional Feature

Lot Size  
**1.455**

Views  
**Garden View**

Foundation  
**Slab**