RITCH REALTY LTD.

32 Earth Close, Suite #9, Sunbird House, PO Box 31223 Grand Cayman, Cayman Islands
KY1-1205
345-949-9838
info@ritchrealty.ky | https://www.ritchrealty.ky/

BUY THE OFFICE SUITE. COLLECT THE RENT. | PALM GROVE OFFICE INVESTMENT

George Town South, Cayman Islands

MLS# 420506

CI$450,000













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Carolyn Ritch
carolyn@ritchrealty.ky

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 - Long-term asset appreciation in a centrally located office market With limited inventory of smaller professionally tenanted office suites available for purchase in George Town, opportunities like this remain highly sought after by both local and overseas investors. Investor-Friendly Building Features: * Elevator access * Wheelchair accessible * Individually metered utilities * Two dedicated parking spaces plus visitor parking * Professionally managed property * Exterior signage opportunities for tenants * Predictable Operating Costs * Solar Panels Competitive CAM fees include: * Common area electricity and A/C * Elevator servicing * Landscaping and cleaning * Exterior maintenance * Garbage collection * Hurricane insurance These inclusions help protect ownership value while ensuring predictable operational expenses and professionally maintained common areas. Secure a centrally located, income-producing commercial asset with immediate cash flow and long-term upside in one of George Town’s most established office corridors.

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Essential Information

Type	Status	MLS	Listing Type
Commercial (For Sale)	**Current**	**420506**	**Office**

Key Details

Bed	Bath	Block & Parcel
0	**0**	**14D,65H6**

Acreage
0.3484

Den	Year Built	Sq.Ft.
No	**2011**	**800.00**

Additional Feature

Lot Size	Views	Foundation	Zoning
0.3484	**Inland**	**Slab**	**Commercial**

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