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**HIGH VISIBILITY - LIGHT INDUSTRIAL - DORCY DRIVE 0.48 ACRES**

Dorcy Drive, George Town, Cayman Islands

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**PROPERTY DETAILS**

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Price: CI\$2,800,000	MLS#: 418464	Type: Commercial
Listing Type: Industrial	Status: Pen/Con	
Built: 1994	Acres: 0.48	
Sq. Ft.: 5,338		

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**PROPERTY DESCRIPTION**

Well located in the Industrial Park with 151ft of high visibility road frontage and a generous lot of 0.48 acres this newly renovated space is a multi-use building with huge frontage onto busy Dorcy Drive. This lot is 20,909 sq ft in total comprising 5,338 sq ft of internal usable space with a newly renovated entrance with covered parking. The building is just undergoing a total renovation to make this a fully hurricane rated building including a new standing seam metal roof, new block walls with poured concrete and rebar, new hurricane rated external doors and new hurricane rated windows throughout. All new electrical and plumbing throughout, new AC, mezzanine level added for more usable space. The site is zoned light industrial and boasts ample parking and will be nicely landscaped and may present additional development potential. Currently set up with 4 office spaces and a huge adjoining warehouse and 3 separate bathrooms. The possibilities for a new Owner are endless. Great opportunity to acquire a realistically-priced, high-quality property in high traffic location guaranteeing long-term appreciation.

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**PROPERTY FEATURES**

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Kitchen Features	Oven (No)
Interior Features	AC (Multi-Zone)
Building Features	City Water
Additional Features	Storm Windows
Outdoor Features	Water Frontage (No)
Title	Freehold

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**PRESENTED BY**

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IMAGES

