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## STRATEGICALLY PLACED, PRIME DOWNTOWN REDEVELOPMENT OPPORTUNITY

180 Shedden Road, Central George Town, Cayman Islands

### PROPERTY DETAILS

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Price: CI\$2,600,000	MLS#: 413249	Type: Land
Listing Type: Commercial	Status: New	Width: 192
Depth: 200	Acres: 0.61	

### PROPERTY DESCRIPTION

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Milestone Properties Cayman are pleased to present this well-established and profitable Bar & Restaurant with abundant potential to maximise capacity and turnover, it is also uniquely positioned property as an excellent development opportunity in the core of Cayman's bustling business district. The three parcels are combined and to be sold as one, benefiting with great road frontage and high visibility with easy access both on and off Shedden Road. Combined, these parcels total 0.61 acres of commercial land, zoned for general commercial development. With the new 2021 Planning Laws that are now in effect this zoning can allow upto 10 stories, obviously \*subject to setbacks and site coverage/density\* contact Sophie for more details. This is a high and dry site with an elevation of 10ft AMSL, the main structure on the property measures approximately 2,300 square feet, while the roadside building is 1,800 square feet with an onsite storage building that equals 1,000 square feet. These factors together set this property as the perfect place for a professional office and or retail redevelopment scheme in line with the revitalisation of George Town.

### PROPERTY FEATURES

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Views	Garden View, Inland
Block	OPY
Parcel	98, 102, 105
Direction	180 Shedden Road
Zoning	Commercial
Possession	At closing
Frontage Road	City Maintained
Title	Freehold
Road Surface	Asphalt
How Shown	By Appointment/List

### PRESENTED BY

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# IMAGES

