

## CAYMAN BRAC STORAGE BUILDINGS

Cayman Brac West, Cayman Brac, Cayman Islands

MLS#: 418346

**US\$1,350,000**



Cayman Brac Storage Buildings Prime Storage & Industrial Facility on Cayman Brac Introducing the Cayman Brac Storage Buildings, a versatile industrial and storage facility offering a rare blend of functionality, prime location, and investment potential. Situated 13 to 14 feet above sea level, this property provides security and peace of mind in a highly sought-after area.

**Versatile Industrial and Storage Space** The property features two distinct buildings, making it ideal for a variety of uses:

**Building #52A:** A single-storey industrial building spanning 2,400 sq. ft. This space includes four storage units, each equipped with roller shutters and access to a restroom, perfect for a car repair garage or other industrial purposes.

**Building #52B:** A two-storey storage facility with a total of 6,420 sq. ft. of space. The ground floor houses 28 storage units, while the upper floor boasts a one-bedroom apartment, complete with wall AC, appliances, and furniture, making it a great live-in or rental opportunity. The building also features easy access via roller shutters, ensuring convenience for tenants.

**Built for Durability** Constructed with durability in mind, the ground floor of both buildings features concrete block exteriors, while the apartment's top floor is built with a wood frame. The construction is designed to withstand the island's climate, offering longevity and stability for both commercial and residential tenants.

**Exceptional Location in Cayman Brac** Located in Cayman Brac, this facility is strategically positioned to serve the growing demand for industrial space and storage solutions on the island. Whether you are looking for a commercial investment or a space to run your own business, this property offers flexibility to accommodate a variety of needs.

**Investment Opportunity** With a total of 8,620 sq. ft. across two buildings, the Cayman Brac Storage Buildings presents a strong investment opportunity. Whether you choose to lease the storage units, operate a business, or rent out the apartment, this property offers multiple income streams.

**Ready for Immediate Use** The apartment comes fully equipped with appliances and furniture, allowing for immediate occupancy. The wall AC units provide efficient climate control, ensuring a comfortable environment year-round. How do you want to live your life?

## Essential Information

|                                      |                          |                      |                                   |
|--------------------------------------|--------------------------|----------------------|-----------------------------------|
| Type<br><b>Commercial (For Sale)</b> | Status<br><b>Current</b> | MLS<br><b>418346</b> | Listing Type<br><b>Commercial</b> |
|--------------------------------------|--------------------------|----------------------|-----------------------------------|

## Key Details

|                                  |                          |                           |
|----------------------------------|--------------------------|---------------------------|
| Block & Parcel<br><b>95B,267</b> | Acreage<br><b>0.8000</b> | Year Built<br><b>1999</b> |
|----------------------------------|--------------------------|---------------------------|

## Additional Fields

|                        |                             |
|------------------------|-----------------------------|
| Lot Size<br><b>0.8</b> | Views<br><b>Garden View</b> |
|------------------------|-----------------------------|