

## MULTI-FAMILY RESIDENCE ON CRANBROOK DRIVE

George Town East, Cayman Islands

MLS# 418113

**CI\$1,295,000**





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44 CRANBROOK is a beautifully maintained residential property in the heart of George Town that offers incredible potential for investors and families alike. Configured as a multi-family development with 4 separate residences, this investment offers the prospective purchaser an excellent rental vehicle, or the opportunity to both occupy and achieve rental income. The ground floor features a 2-bedroom, 2-bathroom apartment with an open-plan living and dining area, providing easy access to garden and outdoor areas. Additionally, there is a cozy 1-bedroom studio with a private entrance, offering excellent privacy and independence. The upper level boasts another 2-bedroom, 2-bathroom apartment with an exterior entrance and a 500 sq. ft. sundeck/patio, perfect for relaxing and entertaining. A detached 2-bedroom, 2-bathroom mother-in-law suite (frame construction) stands alone, connected by a breezeway with no shared walls, providing both privacy and comfort. This property offers a projected NET ROI of 5% from rental income, and accommodates multiple tenants while maintaining privacy for all residents.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>418113</b>	<b>Semi-Detached/Duplex/Triplex</b>

## Key Details

Bed	Bath	Block	Parcel
<b>7</b>	<b>7</b>	<b>20D</b>	<b>153</b>
Year Built	Sq.Ft.		
<b>2005</b>	<b>4350.00</b>		

## Additional Features

Block	Den	Parcel	Views
<b>20D</b>	<b>No</b>	<b>153</b>	<b>Garden View</b>
Foundation	Floor Level	Den	Garage
<b>Slab</b>	<b>1</b>	<b>No</b>	<b>No</b>