

## CAYMAN BRAC STORAGE BUILDINGS

Cayman Brac West, Cayman Islands

MLS# 418346

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





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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	Status	MLS	Listing Type
<b>Business (For Sale)</b>	<b>Current</b>	<b>418346</b>	<b>Warehouse</b>

## Key Details

Block	Parcel
<b>95B</b>	<b>267</b>

Year Built  
**1999**

Sq.Ft.  
**8620.00**

## **Additional Features**

Block  
**95B**

Lot Size  
**0.8**

Parcel  
**267**

Views  
**Garden View**