

## 1.46 ACRE CREWE ROAD/GRAND HARBOUR PROPERTY. HIGH VISIBILITY!!!!

Prospect / Newlands, Cayman Islands

MLS# 420516

**CI\$4,999,000**



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Exceptional development opportunity featuring two adjacent parcels totaling 1.46 acres in a highly visible location. Zoned Neighbourhood Commercial, the property offers over 400 feet of road frontage along a well-traveled corridor with more than 10,000 vehicles passing daily, providing excellent exposure for a wide range of commercial or mixed-use ventures. Access from Crewe Road the parcels also benefit from an easy additional gazetted right-of-way from Edgewater Drive at the rear, allowing for flexible site planning, improved traffic flow, and potential multi-access development. Being offered at land value, this property presents a rare chance for investors and developers to capitalize on a prime, high-traffic location ideal for retail, office, mixed-use, or service-based projects. A compelling opportunity to secure a strategically positioned site with outstanding visibility and development potential.

## Essential Information

|                                |                          |                      |                                   |
|--------------------------------|--------------------------|----------------------|-----------------------------------|
| Type<br><b>Land (For Sale)</b> | Status<br><b>Current</b> | MLS<br><b>420516</b> | Listing Type<br><b>Commercial</b> |
|--------------------------------|--------------------------|----------------------|-----------------------------------|

## Key Details

|                        |                        |                     |                        |
|------------------------|------------------------|---------------------|------------------------|
| Width<br><b>420.00</b> | Depth<br><b>200.00</b> | Block<br><b>23B</b> | Parcel<br><b>49/50</b> |
|------------------------|------------------------|---------------------|------------------------|

## Additional Features

|                             |                        |                        |   |
|-----------------------------|------------------------|------------------------|---|
| Block<br><b>23B</b>         | Parcel<br><b>49/50</b> | Views<br><b>Inland</b> | Zoning<br><b>Commercial<br/>Neighbourhood</b> |
| Road Frontage<br><b>420</b> | Soil<br><b>Marl</b>    |                        |   |