



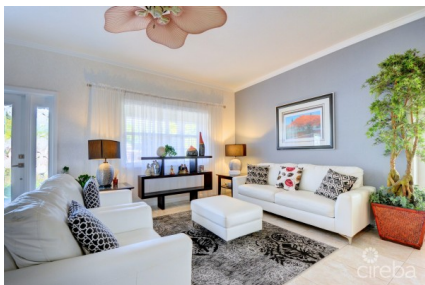
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## MULTIFAMILY RESIDENCE ON CRANBROOK DR.

George Town East, Cayman Islands

MLS# 419054

**CI\$1,195,000**





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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 ground-floor 2-bedroom, 2-bathroom mother-in-law suite (frame construction) stands alone, connected by a breezeway, 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 |
| Multi-Unit (For Sale) | Current | 419054 | Fourplex     |

Key Details

|            |         |       |        |
|------------|---------|-------|--------|
| Bed        | Bath    | Block | Parcel |
| 7          | 7       | 20D   | 153    |
| Year Built | Sq.Ft.  |       |        |
| 2005       | 4350.00 |       |        |

Additional Features

|             |            |           |                            |
|-------------|------------|-----------|----------------------------|
| Block       | Den        | Lot Size  | Parcel                     |
| 20D         | No         | 0.25      | 153                        |
| Views       | Foundation | Furnished | Zoning                     |
| Garden View | Slab       | Yes       | Medium Density Residential |