

**Address**

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**MULTI-FAMILY RESIDENCE ON CRANBROOK DRIVE**

Cranbrook, George Town, Cayman Islands

**PROPERTY DETAILS**

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Price: CI\$1,295,000	MLS#: 418113	Type: Multi-Unit
Listing Type: Apartment Building/Condo Building	Status: Current	Bedrooms: 7
Bathrooms: 7	Built: 2005	
Sq. Ft.: 4350		

**PROPERTY DESCRIPTION**

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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.

**PROPERTY FEATURES**

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Views	Garden View
Den	No
Block	20D
Parcel	153
Foundation	Slab
Garage	No



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