



**REGAL REALTY**  
CAYMAN

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## MULTI-FAMILY RESIDENCE ON CRANBROOK DRIVE

George Town East, George Town, Cayman Islands

MLS# 418113

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





**Lucy Wood**  
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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>Multi-Unit (For Sale)</b>	<b>Current</b>	<b>418113</b>	<b>Apartment Building / Condo Building</b>

## Key Details

Block & Parcel	Acreage	Year Built	Old Price
<b>20D,153</b>	<b>0.2500</b>	<b>2005</b>	<b>0.00</b>
Sqft			
<b>4350</b>			

## Additional Fields

Block	Lot Size	Parcel	Views
<b>20D</b>	<b>0.25</b>	<b>153</b>	<b>Garden View</b>
Foundation			
<b>Slab</b>			