

**0.4365 Acres w/ Approved Warehouse Plans off Mary ST (Neighborhood Commercial)**

George Town Centr

MLS# 418820

**CI\$1,649,000**





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A perfect opportunity to build your own warehouse complex. This 0.4365 property which is zoned Neighborhood Commercial combines two parcels and is located in George Town Central off Mary Street on Rock Hole Road/Igloo Crescent. There is a ton of road frontage, 270 feet, which adds to the various options. This land has received Planning Approval and comes with a full set of Architectural, MEP and Structural Plans. The property has also received a Fixed Boundary Survey. The Plans are for 6,528 SQFT of two story warehouse space. Units 1-3 are 997 SQFT, Unit 4 is 1,004 SQFT and Unit 5 is a massive 2,533 SQFT (could be split in 2 separate Units which would then give a total of 6 Units).

This area stays in high demand with our downtown business district, shipping from the Port and tourism. Ocean views could also be achieved if one was to build multi-story. This is the best turnkey opportunity for the savvy developer/investor.

### Property Features

<b>Type</b> Land (For Sale)	<b>Status</b> Current	<b>View</b> Inland
<b>Listing Type</b> Commercial	<b>Width</b> 234.00	<b>Depth</b> 102.00
<b>Block/Parcel</b> 14BG / 50, 51	<b>Area</b> 30	

### Building Features

<b>City Water</b> Yes	<b>Fence</b> Yes
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### Additional Features

<b>How Shown</b> By Appointment/List	<b>Title</b> Freehold	<b>Possession</b> At Completion	<b>Land Certificate</b> Not Issued
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