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Piccadilly Centre | Prime Commercial Investment | 7% Current Return, 8%+ Projected

George Town Centr

MLS# 420703

US$13,950,000



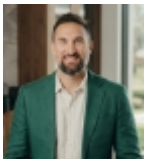












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An exceptional opportunity to acquire a fully tenanted commercial investment in the heart of George Town, Grand Cayman, delivering a current return of approximately 7%, with projected returns exceeding 8% in 2027.

Piccadilly Centre combines established rental income, significant parking infrastructure and future income growth potential within one of the Caribbean's leading international financial centres.

Investment highlights

Current investment return of approximately 7%

Projected returns exceeding 8% in 2027

100% occupancy

Approximately 72,640 sq. ft. of commercial and parking infrastructure

Approximately 22,000 sq. ft. of office accommodation

Approximately 4,800 sq. ft. of storage facilities

Dedicated multi-storey parking garage with 167 spaces

Prime 0.51-acre site in central George Town

Substantially upgraded and well-maintained property

A strategic commercial location

Situated on Elgin Avenue, Piccadilly Centre occupies a prominent position within George Town's established financial and administrative district, surrounded by leading financial institutions, professional services firms, government offices and the Cricket Square business district.

The property's central location makes it an attractive proposition for commercial occupiers, while its substantial parking provision provides a distinct competitive advantage in an area where dedicated parking is increasingly valuable.

Established income with further growth potential

With full occupancy and an established rental income stream, Piccadilly Centre offers investors immediate income from an operational commercial asset, alongside the prospect of increased returns in 2027.

The combination of office accommodation, storage facilities and extensive parking infrastructure underpins the property's investment proposition and long-term commercial appeal.

Significant investment in building improvements and ongoing maintenance further enhances the attractiveness of this established asset.

Piccadilly Centre represents a rare opportunity to secure a substantial income-producing commercial property in the heart of the Cayman Islands' capital, with an attractive existing return and

Property Features

Type	Status	View
Commercial (For Sale)	Current	Inland

Listing Type
Offices/Mixed Use

Sq Ft	Block/Parcel	Area
72,640	14BH / 142	30

Year Built
1995