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agents extraordinaire

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COMMERCIAL DEVELOPMENT SITE | 0.36 Acres

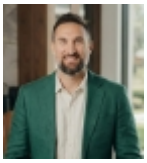
George Town South

MLS# 421246

CI$1,725,000







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An excellent opportunity to acquire 0.36 acres of General Commercial zoned land in a highly convenient George Town location.

Positioned just off North Sound Road, the property benefits from approximately **120 feet of road frontage along Thomas Russell Avenue**, providing excellent visibility and accessibility. The site is also conveniently located close to Owen Roberts International Airport, the Port Authority and George Town's established commercial and industrial areas.

The General Commercial zoning opens the door to a wide variety of potential uses and development opportunities, offering excellent flexibility for an owner-occupier, developer or investor looking to capitalize on this strategically located commercial site.

The adjoining 0.54-acre parcel, 12D 300, is also available for purchase, creating the opportunity to acquire a combined approximately 0.90-acre commercial development site.

A strategically located parcel offering accessibility, flexibility and excellent commercial potential.

Property Features

Type Land (For Sale)	**Status** Current	**View** Inland
Listing Type Commercial	**Width** 120.00	**Depth** 147.00
Sq Ft 15,682	**Block/Parcel** 14D / 298	**Area** 30