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PRIME COMMERCIAL DEVELOPMENT SITE WITH DUAL ROAD ACCESS | 0.90 ACRE

George Town South

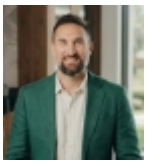
MLS# 421245

CI$4,250,000









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An exceptional opportunity to acquire approximately 0.90 acres of contiguous General Commercial zoned land in a strategic and highly accessible George Town location.

Comprising two adjoining parcels of approximately 0.36 and 0.54 acres, the combined site provides a substantial commercial footprint with excellent flexibility and development potential.

Together, the adjoining parcels create an approximately 0.90-acre General Commercial site with access from both Thomas Russell Avenue and Printers Way, providing excellent connectivity and flexibility for future development. The property benefits from excellent road connectivity and close proximity 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, while the combined acreage provides the scale and flexibility to consider a broader commercial development concept.

For an owner-occupier, developer or investor, this represents an exciting opportunity to secure approximately 0.90 acres of strategically positioned commercial land in the heart of George Town's commercial corridor.

The two parcels are also available for purchase individually.

Property Features

Type **Land (For Sale)**	**Status** **Current**	**View** **Inland**
Listing Type **Commercial**	**Width** **235.00**	**Depth** **236.00**
Sq Ft **39,204**	**Block/Parcel** **14D / 298/300**	**Area** **30**