

Lightbourn's Estate

Providenciales, Turks and Caicos Islands

MLS# 2600797

\$1,250,000





Sam Hunt
(649) 331-4066
sam@hamilton.tc

Airport Road | Commercial Investment Opportunity Now offered at \$1,250,000! An excellent opportunity to acquire a commercially zoned, income-producing property along one of Providenciales' primary transportation corridors. Situated on approximately 0.40 acres with 113 feet of Airport Road frontage, this 7,294-square-foot property features eight residential apartments, comprising three two-bedroom units and five one-bedroom units, all currently tenanted. Located less than two minutes from Howard Hamilton International Airport, Airport Road serves as a primary gateway for visitors and residents traveling to and from the island. Its prominent positioning along this well-traveled corridor offers valuable road exposure, convenient accessibility, and proximity to surrounding businesses and essential services. The property's commercial zoning adds another dimension to its investment appeal, offering the flexibility to maintain its existing residential rental operations while exploring opportunities for future commercial use, repositioning, or redevelopment, subject to the necessary planning approvals. Combining an established tenancy, substantial road frontage, and a strategic location near the island's international airport, this property presents a unique opportunity for investors seeking both immediate utility and long-term potential in Providenciales. With an established residential tenancy, the property provides an existing income stream while presenting opportunities for future commercial use, repositioning, or redevelopment, subject to the necessary planning approvals. Whether you're looking to expand your investment portfolio, secure a centrally located commercial asset, or explore future development possibilities, this property offers a compelling combination of location, versatility, and opportunity in the heart of Providenciales.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	Active	2600797	Multi-Family 4+

Key Details

Width	View	Lot Size
113	Airport Road	0.40 Acres
Year Built	Sq Ft	
2000	7,294	

Property Features

Construction	Floors in Building
Concrete	2

Updated: 10/23/2026, 12:00:05 PM

The data relating to real estate for sale/lease on this website comes in part from a cooperative data exchange program of the Turks and Caicos Multiple Listing Service (MLS) in which these Brokers participate (TCREA). The properties displayed may not be all the properties in the Turks and Caicos MLS database, or all of the properties listed with Brokers participating in the cooperative data exchange program. Properties listed by Brokers other than this Broker/Agent are marked with the IDX Symbol, indicating an agreement to exchange property information. Detailed information about such properties is noted as Courtesy of: Turks and Caicos Real Estate Association. Information provided is thought to be reliable but is not guaranteed to be accurate. You are advised to verify facts that are important to you. No warranties, expressed or implied, are provided for the data herein, or for their use or interpretation by the user. This information is protected from unlawful duplication by copyright.