



**Justin Leve**  
065 363 0257  
justin@propdd.online

Contact **Head Office**

**021 4261026**

3rd Floor, Bank Chambers, 144 Longmarket  
Street, Cape Town, 8001

UNDER OFFER



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Web Ref CL226



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### Mixed-Use Investment Opportunity in the Heart of Bellville

A compelling blend of immediate yield and longer term strategic upside, this is an ideal opportunity for seasoned investors looking to reposition a well-located asset with solid fundamentals and below-replacement cost acquisition:

- A strategically located mixed-use sectional title building on bustling Voortrekker Road, Bellville.

- The offering comprises the commercial components of a sectional title building, make up over 72% of the Participation Quota (the balance of 28% being residential) - a rare chance to acquire 20 income generating retail, office and storage sections, plus 41 exclusive use parking bays, all under one ownership.

- Total GLA: ±4,776 m<sup>2</sup> comprising:

Retail: 2,156 m<sup>2</sup>  
Offices: 2,329 m<sup>2</sup>  
Storerooms: 291 m<sup>2</sup>  
plus 41 parking bays

### Features

**Zoning** Commercial

**Exterior**  
Security Yes

**Sizes**  
Floor Size 4,776m<sup>2</sup>  
Land Size 2,500m<sup>2</sup>