

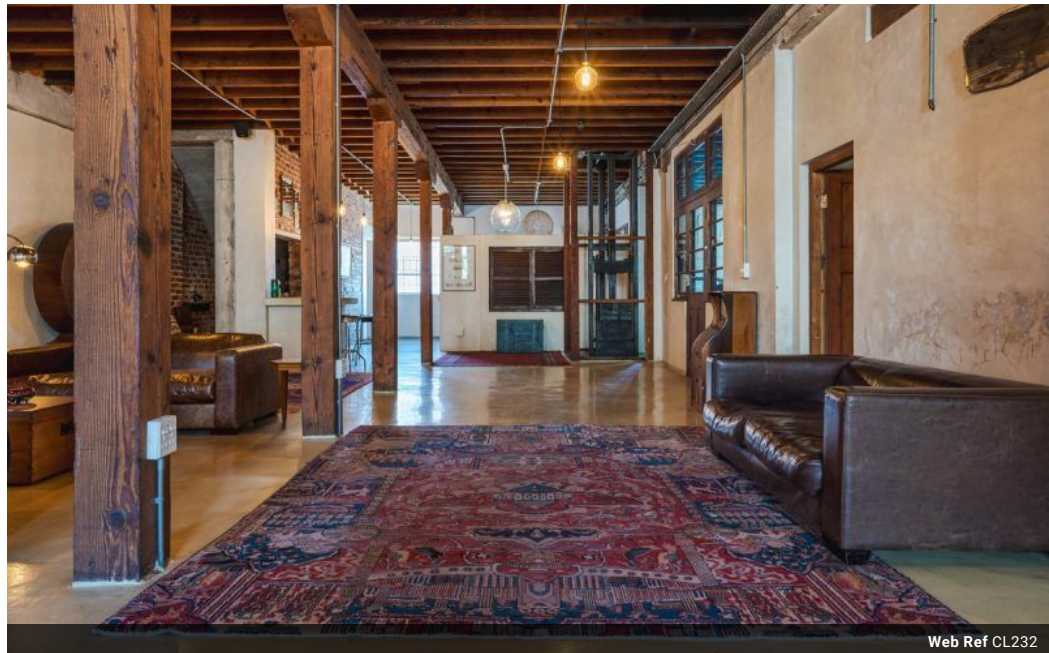


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Web Ref CL232



R11,950,000

Monthly Rates R5,324 Excl. VAT



Immaculate, Mixed-Use Building in Prime Salt River Location

This exceptional mixed-use property is situated in Salt River - perfectly positioned on the border of Observatory and Woodstock, and just minutes from Cape Town's CBD and the University of Cape Town.

Ground Floor:

The ground level offers two spacious workshop areas, each with roller shutter doors for vehicular access. A generously sized office component includes a reception area, stylish bar and kitchen, and a separate breakaway dwelling comprising three large rooms (or two bedrooms and lounge) and a full bathroom - ideal for live-in staff or additional office use.

First Floor:

Upstairs features a large open-plan space, enhanced by original Oregon pine wood panelling and striking exposed wooden ceiling rafters - offering an inspiring, character-filled setting.

Interior Finishes:

Features

Zoning Mixed Use

Interior

Air Conditioning	Yes
Power 3 Phase	Yes

Sizes

Floor Size	900m ²
Land Size	625m ²