

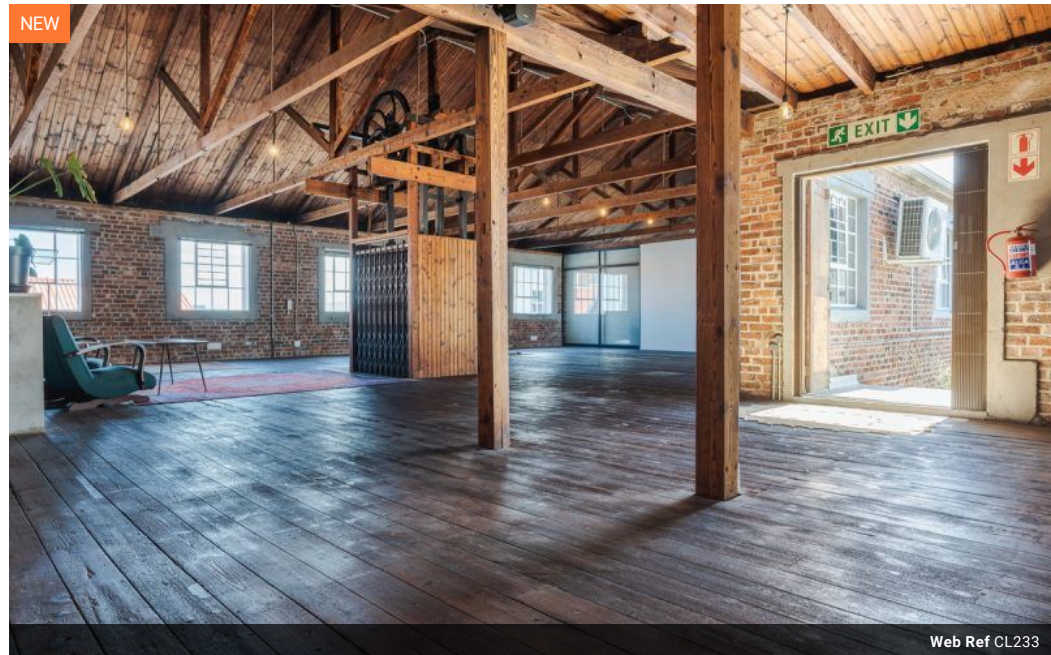


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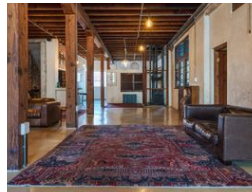
Contact Head Office

021 4261026

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



Web Ref CL233



R100 per m<sup>2</sup>

Gross Monthly Rental R90,000 Excl. VAT

Monthly Rates R5,324 Excl. VAT

 0  0

### 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:

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

#### First Floor:

Features a large open-plan space, enhanced by original Oregon pine flooring and striking exposed 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 <sup>2</sup> |
| Land Size  | 625m <sup>2</sup> |