

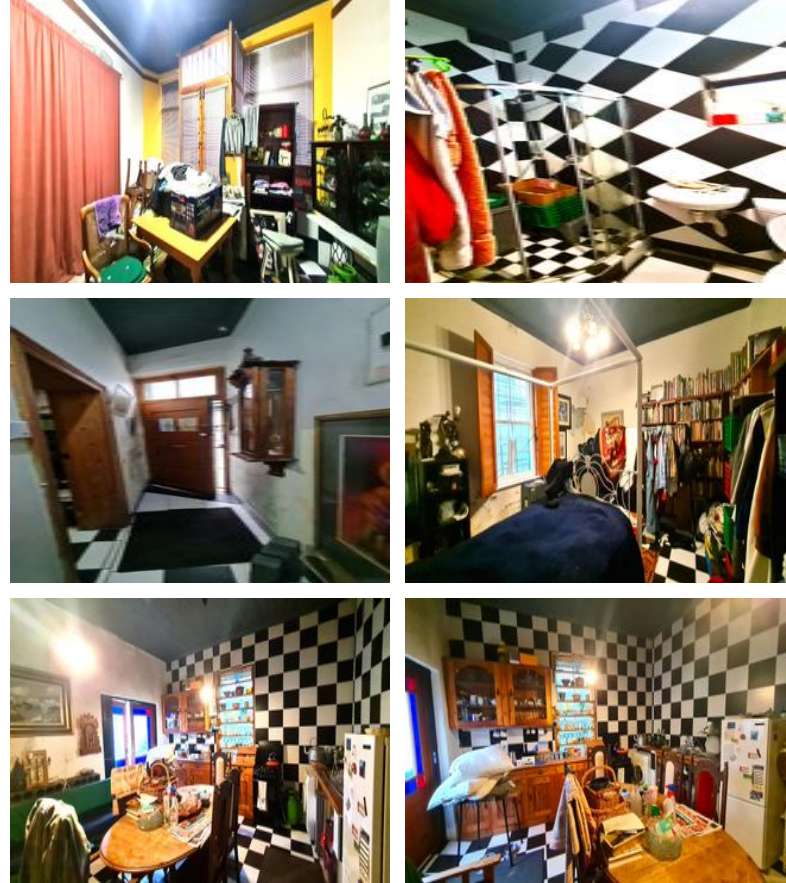
## 163m<sup>2</sup> Building For Sale

230 Lower Main Road, Observatory

Price **R2,450,000 excl. VAT**

This mixed-use property is situated in the vibrant suburb of Observatory. Observatory has traditionally been in high demand with students and young professionals given its proximity to UCT, Cape Town CBD, and Groote Schuur hospital. On Lower main road you will find buzzing night life that is of great appeal to students and young professionals. The numerous quaint and quirky coffee shops and eateries have a similar appeal. Obs as its affectionately known has seen significant growth over the past 24 months, with an influx of students and small businesses enhancing the area's appeal. The introduction of the new Amazon development is set to further elevate the area, making this property a prime candidate for student housing, commercial use or live and work.

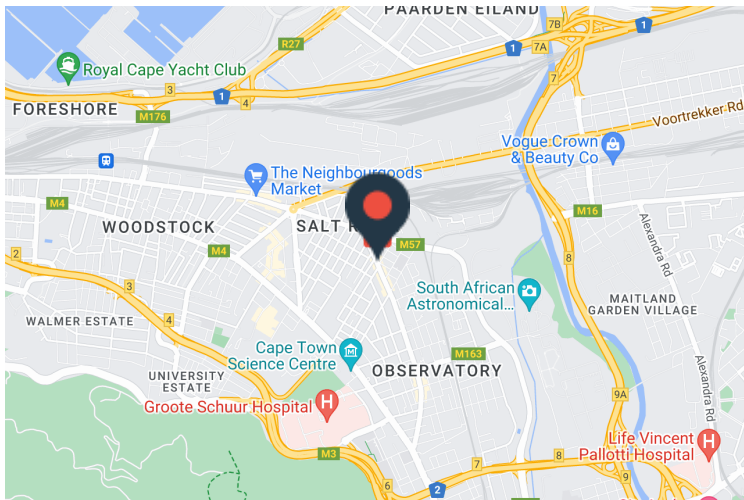
The property features a retail area at the front which is currently being used as a bedroom with a shower that has been fitted for the resident. Behind the retail area are...



<b>Floor Size</b>	163m <sup>2</sup>
<b>Availability</b>	None

<b>Security</b>	No
<b>Air Conditioning</b>	No
<b>Type</b>	Building
<b>Title</b>	None
<b>Zoning</b>	Mixed Use

## CONTACT US



**Neil Bernberg**

 (021) 204 7218  
 084 221 0282  
 neil@portcommercial.com  
 Buitengracht Centre  
 125 Buitengracht Street  
 Cape Town

Disclaimer: Whilst every effort has been made to ensure the accuracy of the information contained herein, no liability can be accepted for any errors or omissions and the Tenant or Buyer is advised to verify the facts prior to making any offer to lease or purchase.