



# PORT

COMMERCIAL PROPERTIES

## 110m<sup>2</sup> Office For Sale

230 Lower Main Road, Observatory

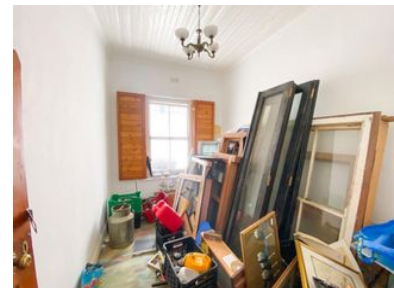
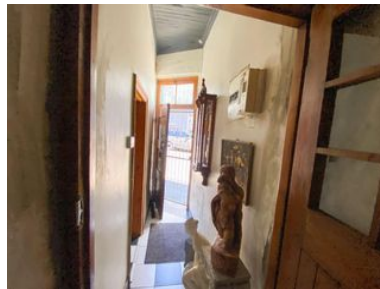
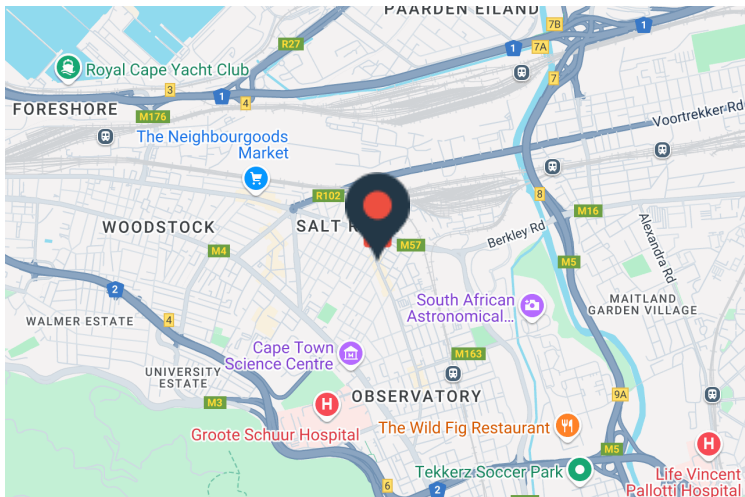
Price R2,100,000 excl. VAT

Located on the bustling Lower Main Road in Observatory, this charming 3-bedroom home is zoned Mixed Use 2, allowing for a variety of uses including retail, office, or residential. It is currently used as a home but was previously operated as an antique showroom. The property features shop frontage directly onto Lower Main Road, with direct street access. While the access is currently closed off due to residential use, it can easily be reopened. The site benefits from excellent visibility on a busy section of Lower Main Road and is well-suited for businesses such as medical rooms, legal practices, or owner-run retail operations. It also lends itself well to a work-from-home setup. Vacant occupation will be provided on transfer.

The layout includes a front-facing shop area, two large internal rooms suitable for residential or office use, a spacious kitchen, a sizable bathroom, and a rear courtyard.

Floor Size	110m <sup>2</sup>
Availability	None

Security	No
Air Conditioning	No
Type	Office
Title	None
Zoning	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.