



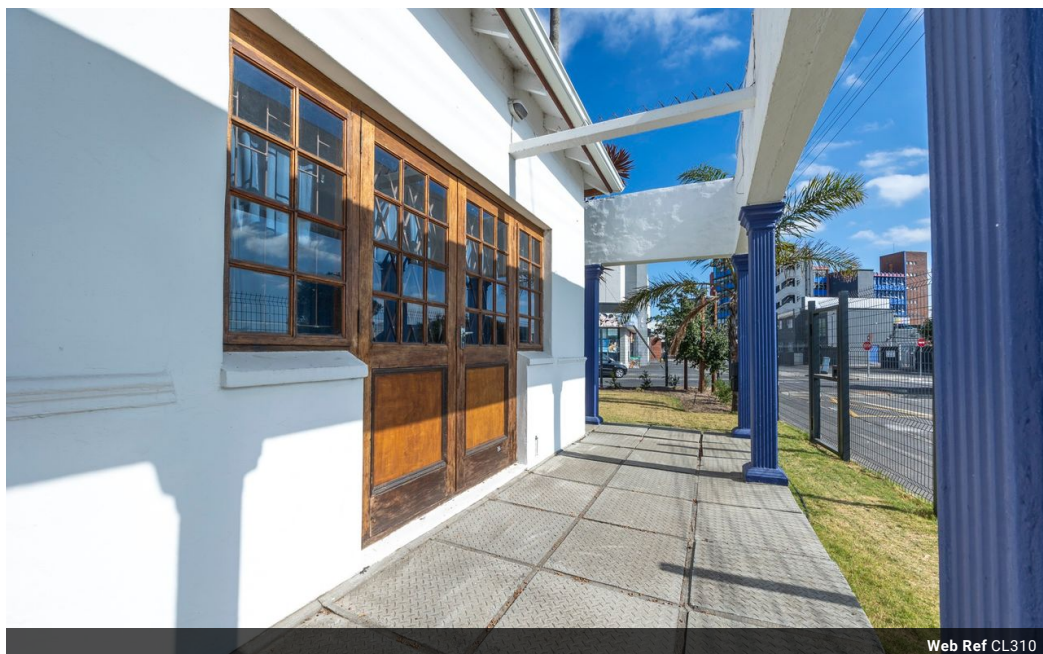
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Contact Louw & Coetzee  
Properties

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35 Main Road, Durbanville

330m² Office For Sale in Parow Central



Web Ref CL310



R3,700,000

Monthly Rates R3,416 Excl. VAT



### Commercial Building with Flats for Accommodation

Sole Mandate:

A prime corner plot zoned as Local Business 2 (LB2) with an erf of 679sqms and building size of about 330sqms. It was tenanted by a church but are now vacant and waiting for its new owner.

This unique building is a great investment property and provides for low-intensity commercial and mixed-use development.

According to the COCT Municipal Planning By-Law, LB2 primary uses are shop, dwelling house, second dwelling, boarding house, B & B, flats, place of instruction, place of worship, institution, clinic, guest house, services, and veterinary practice etc.

It has the following features:

- A Double Door Reception.
- A Kitchen at Reception.
- Auditorium 1 with a toilet at reception.
- Auditorium 2 with a toilet and kitchen at the back of the building.

### Features

**Zoning** Commercial

**Exterior**  
Security Yes

**Sizes**  
Floor Size 330m²  
Land Size 679m²

**Extras**  
Fibre Electric Gate Security Gate Burglar Bars