



**Flore de Vries**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 202 374 984 3)  
078 862 6044

flore@kapstadinternational.co.za



**Henri Landon**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 202 478 000 10)

060 983 2854

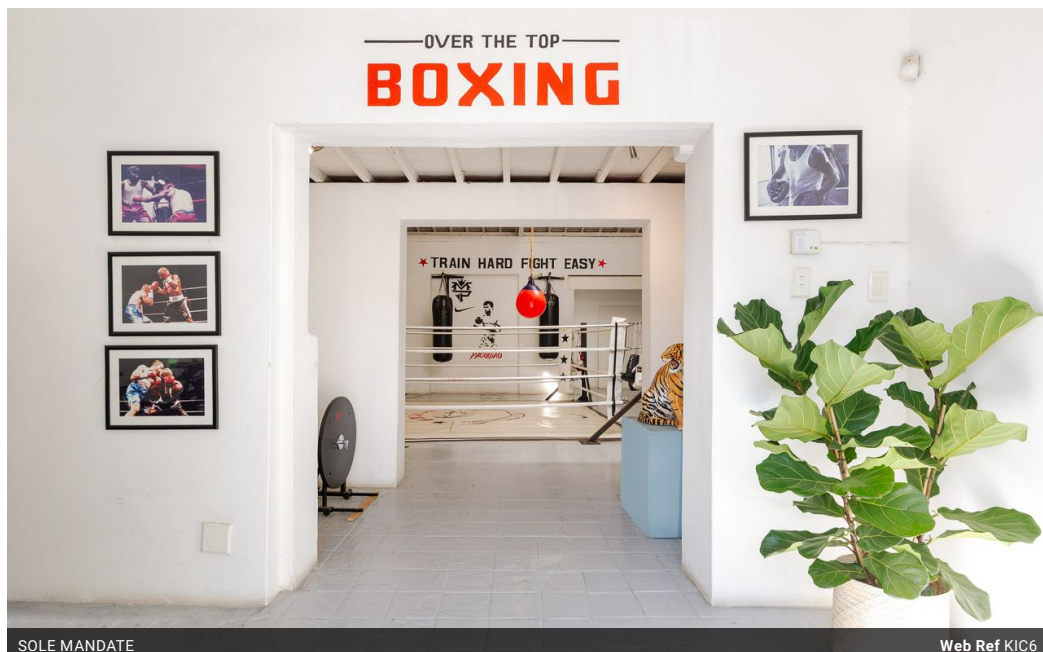
henri@kapstadinternational.co.za

Contact Gardens

021 4242211

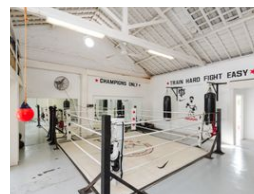
11a De Lorentz Street,  
Gardens,  
8001

220m<sup>2</sup> Building For Sale in Gardens



SOLE MANDATE

Web Ref KIC6



**R5,500,000**

Monthly Rates R3,760 Excl. VAT

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## Mixed-Use Opportunity in Cape Town's Creative Business Hub

This versatile mixed-use property presents an exciting opportunity for entrepreneurs, investors and business owners looking to establish themselves in one of Cape Town's most fast-evolving urban precincts.

Currently operating as a stylish boxing gym, this former photographic studio has been transformed into a double-volume, industrial-style space with strong commercial appeal. Located in the heart of the East City Precinct, a vibrant business and lifestyle district, the property combines heritage charm with raw, creative utility.

Zoned Mixed-Use 2, the site offers a wide range of development options, including offices, retail, health and wellness studios, co-working spaces, or a boutique agency headquarters or residential. With its prime location, it is ideally positioned for businesses

## Features

**Zoning** Mixed Use

### Sizes

Floor Size 220m<sup>2</sup>  
Land Size 198m<sup>2</sup>



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