



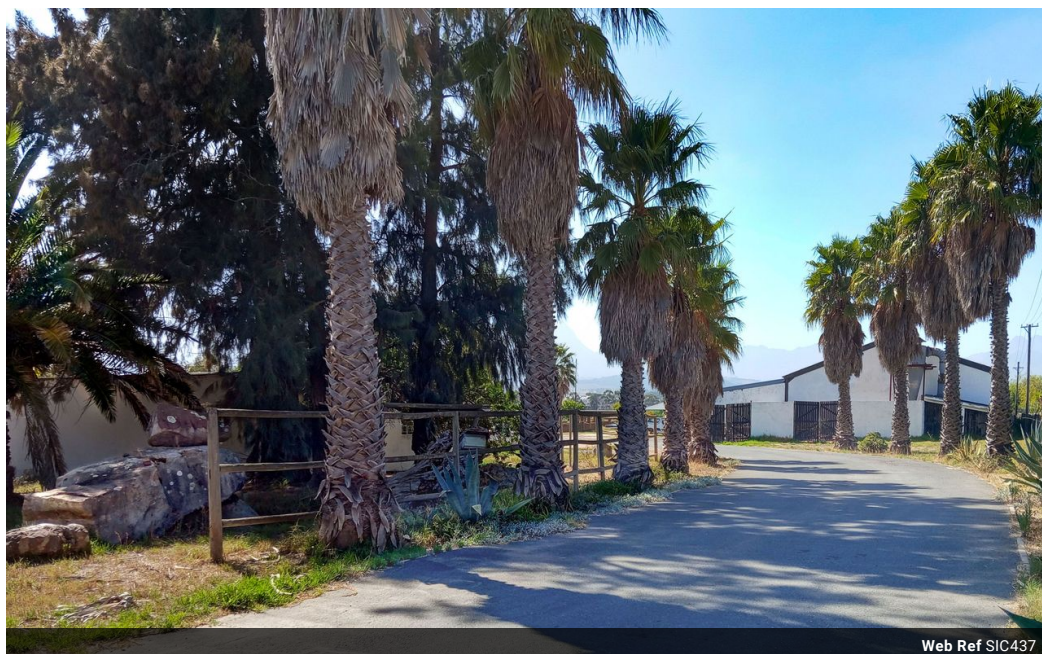
**Detlef Struck**  
079 597 1727  
detlef@sothebysrealty.co.za

Contact Stellenbosch

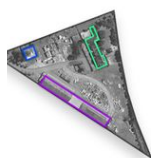
021 8092760

Aan de Gragt Building  
5 Plein Street  
Stellenbosch  
7600

2,410m<sup>2</sup> Workshop For Sale in Koelenhof AH



Web Ref SIC437



■ Main Building  
■ Workshop  
■ Cottages  
■ Erf



R34,500,000

Monthly Rates R8,900 Excl. VAT

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Commercial Property with large workshop, office space and yard

Investment potential in this large property along the R304 and Bottlery Rd well placed centrally to Paarl, Cape Town and Stellenbosch with access to major transport routes.  
Placed in a high development area with excellent visibility.

Consisting of:

Large workshop of 1500SqM with 3 phase power  
Double story office building covering 660 SqM on the ground floor  
Entertainment area with Lapa  
3 Cottages on the property serve as staff accommodation  
Very large level working yard  
The perimeter is fully walled with electric fence  
Monitoring through security cameras

## Features

**Zoning** Commercial

**Interior**  
Air Conditioning Yes

**Exterior**  
Security Yes

**Sizes**  
Floor Size 2,410m<sup>2</sup>  
Land Size 14,580m<sup>2</sup>

