

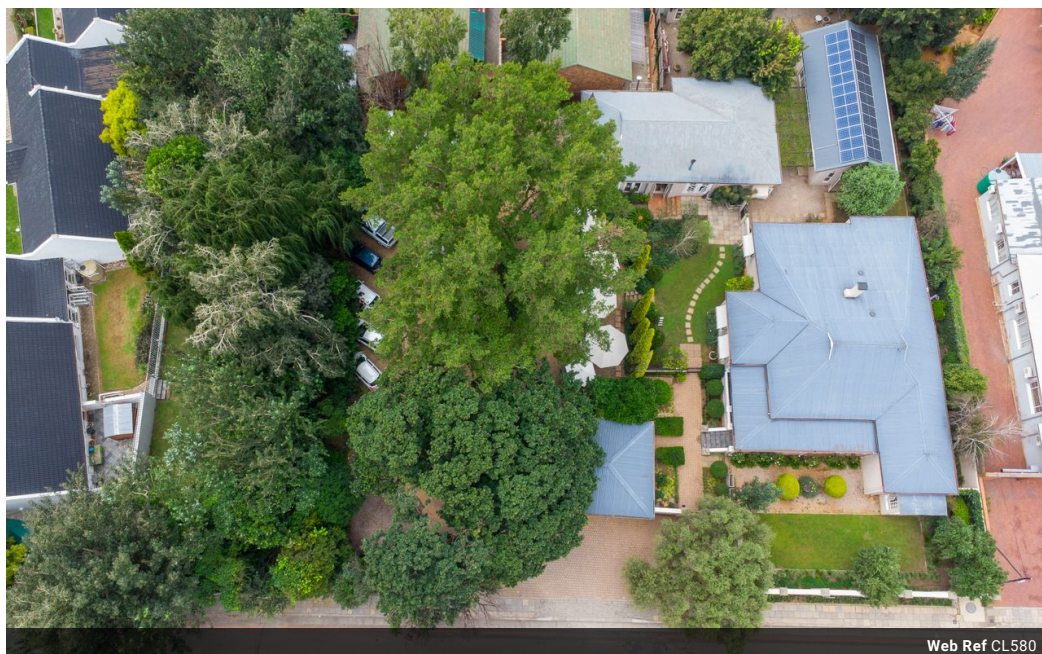


**Leentjie Barnard**  
 0790394873  
 leentjie@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

Loft Office 6  
 The Woodmill Lifestyle Centre  
 Vredenburg Road  
 Devonvallei  
 Stellenbosch  
 7600



Web Ref CL580



R4,995,000

 0  15

### Versatile Business Premises with Endless Possibilities – A Prime Opportunity Awaits

This exceptional property offers an incredible variety of business opportunities, featuring three separate buildings across two stands with a combined area of 2,675 m<sup>2</sup>. Whether you're looking to set up a doctor's consultation room, a medical centre, a private school or pre-school, a butchery, a deli, a coffee shop, a boutique shop, or a pharmacy with doctors on-site, this property offers a wealth of possibilities. It's also perfect for attorney or accountant offices, a day spa, a restaurant, a boutique hotel, or even a guesthouse with space for up to 12 rooms, this premises offers the space, flexibility, and prime location to bring your entrepreneurial dreams to life.

Located in a high-visibility area with easy access, this business premises is zoned for business rights and is ready for immediate

### Features

**Zoning** Commercial

**Interior**  
 Air Conditioning Yes

**Exterior**  
 Security Yes  
 Open Parking Bays 15

**Sizes**  
 Floor Size 592m<sup>2</sup>  
 Land Size 2,675m<sup>2</sup>