

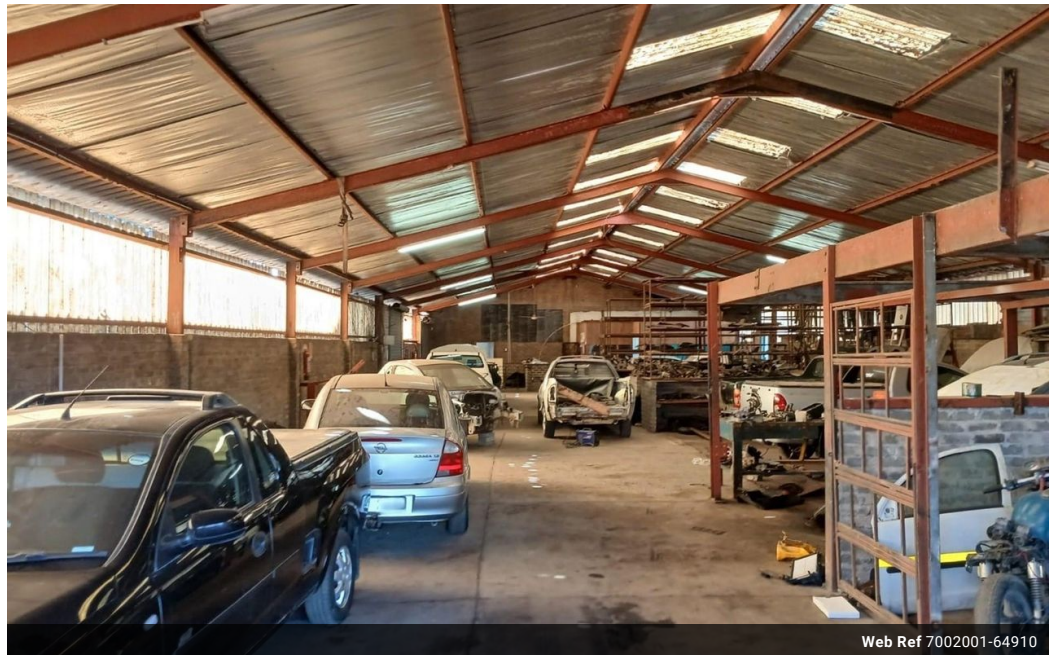


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Web Ref 7002001-64910



R8,950,000



### Prime Investment Property For Sale

Late Estate property for sale. This property is situated in the main industrial area of Empangeni, with close access to the main road. Property consists of four individual buildings with a total floor area of 4941m<sup>2</sup>. It also have a storage yard of 1855m<sup>2</sup>. There is a fully operating action bar in place, 26 boat storage lockers, and various workshops. Property is securely fenced. It has several tenants with lease contracts in place providing a substantial monthly rental income. The sale will be subjected to certain special conditions inter alia that it is sold as is, voetstoots. The property can be sold as a going concern and income producing unit at a zero VAT rating if the purchaser is a VAT vendor.

### Features

**Zoning** Commercial

#### Exterior

Security Yes

#### Sizes

Floor Size 4,950m<sup>2</sup>  
Land Size 9,402m<sup>2</sup>

#### Extras

Air Conditioning Unit Fibre Covered Parking Concrete On Busy Road Alarm System Brick  
Closed Circuit TV Near Public Transportation Security - System Near Highway