

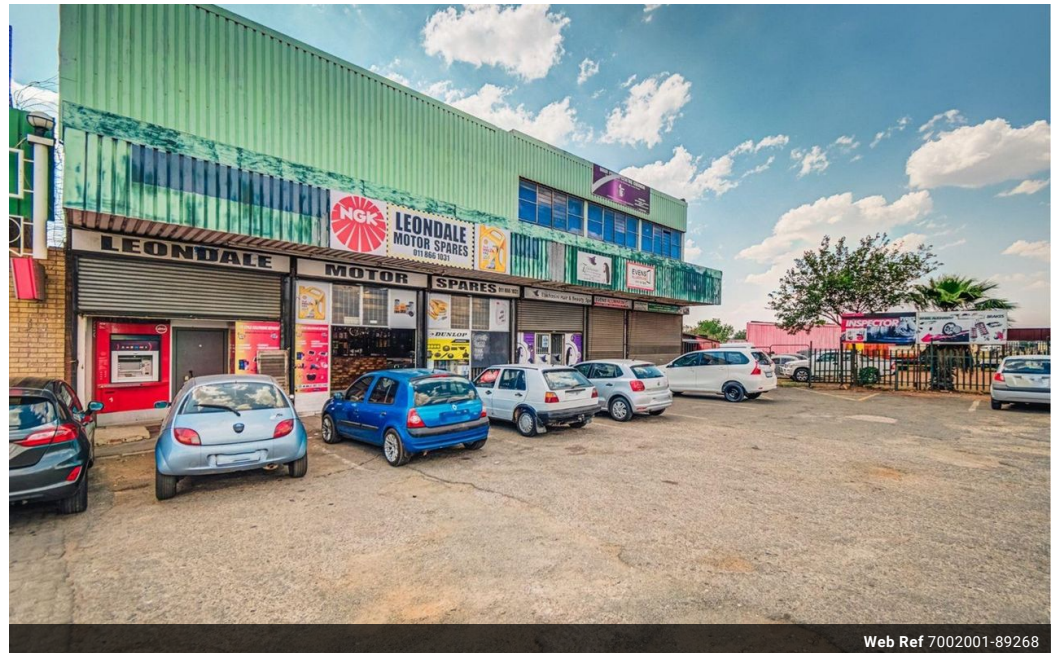


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R19,500,000



### Prime Commercial Investment Opportunity – Multi-Tenant Property Near Wadeville Industrial Hub

Take advantage of this exceptional opportunity to own a versatile and income-generating commercial property that's perfectly positioned for growth and development.

#### Strategic Location:

Located near the bustling Wadeville industrial area, this property offers excellent access for logistics, warehousing, and a wide variety of business operations.

#### Property Highlights: Currently fully let with solid tenants including:

Supermarket  
Printing shop  
Hair salon  
Motor parts retailers  
Two ATMs (Absa & Capitec)

Ample storage space

Generous parking area in front and behind the building

Easy access for clients and deliveries

Future Development Potential:

This property isn't just a commercial gem – it's a developer's dream!

Opportunity to add multiple family apartments

### Features

**Zoning** Commercial

#### Extras

Needs Renovation  
East Old Building  
Near Medical Center  
Common Areas  
Brick  
Near Schools  
Near Airport  
Near Public Transportation