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R1,900,000

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"Prime Office Space for sale in Kempton Park!"

Welcome to a remarkable opportunity in Kempton Park Ext 2, Gauteng! This commercial property, located at 40 Monument, is officially on the market and perfectly positioned for your business aspirations. Known for its high traffic and proximity to essential services, this office space is new to the market and offers tremendous potential for both current and future commercial use. It spans an impressive lot size of 1,378 square meters with a total building area of 368 square meters, making it a prime spot for business growth.

The property is vacant and ready for immediate occupancy. Designed with practicality in mind, it features a steel front door, fire escape, and a reliable intercom system. Safety and security are paramount with an alarm system, surveillance security, and a

## Features

**Zoning** Commercial

### Exterior

Security Yes

### Sizes

Floor Size 368m²  
Land Size 1,378m²

### Extras

Steel Front Door Near Schools Intercom Near Medical Center Contemporary Brick On Busy Road Near Public Transportation Alarm Fibre Kitchen - Extra Tiled Floors Open Needs Renovation Covered Parking Closed Circuit TV High Traffic Fire Escape South