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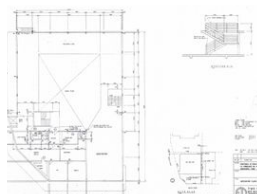
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-86578



R8,500,000

Monthly Rates R13,947 Excl. VAT



### 3-Storey Commercial Property Strategically Positioned For Sale in Nelspruit

Nelspruit Central Commercial Building with Basement Parking for Sale with 100 KVA Diesel generator

Unlock unmatched visibility and value with this prime corner commercial property situated on the highly visible intersection of Rocher and Bester Streets in Nelspruit. Offering a generous land size of 1,297m<sup>2</sup> and a total building area of 2,666m<sup>2</sup> across three levels, this well-maintained building is ideal for a range of business applications.

The ground floor features a sleek, double-volume 1,033m<sup>2</sup> retail space with clean, modern finishes and tiled floors. A 600m<sup>2</sup> mezzanine includes 200m<sup>2</sup> of private offices and a 400m<sup>2</sup> open-plan area overlooking the retail floor—perfect for operational oversight or creative workspace configurations. The basement level provides 1,033m<sup>2</sup> of secure indoor parking for up to 34

### Features

**Zoning** Commercial

#### Exterior

Security Yes

#### Sizes

Floor Size 2,666m<sup>2</sup>  
Land Size 1,297m<sup>2</sup>

#### Extras

Alarm System Near Medical Center Brick High Traffic Eat-in Kitchen Air Conditioner Near Highway City Center Near Shopping Mall Fibre Near Railway station Near Golf Course Corner Lot South East Unfurnished Steel Front Door Near Bus Lift-Elevator Air Conditioning Unit Covered Parking Electrical generator On Busy Road Near Shops Near Public Transportation Near Hospital Near Fitness centre