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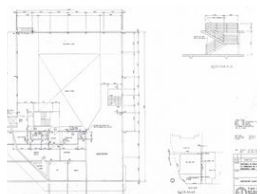
087 8212575

South Africa

NEW



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

#### Extras

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