

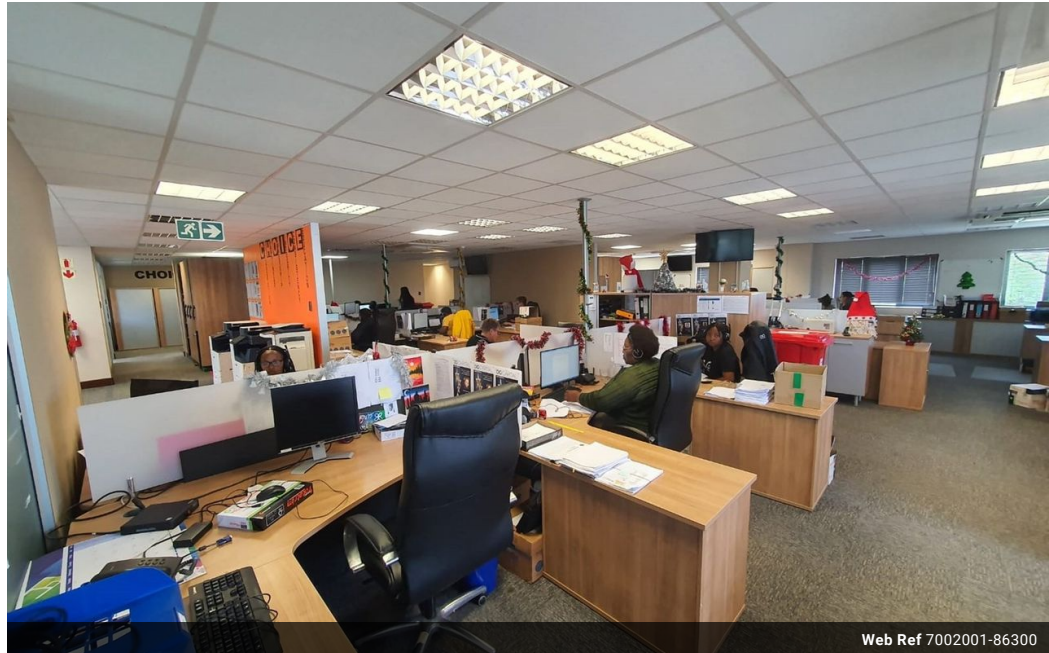


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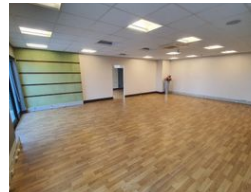
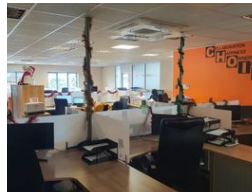
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-86300



R16,500,000

 12  62

1868m² A-Grade Office Building For Sale – Prime Investment Opportunity

An exceptional opportunity to acquire a premium A-grade office building totaling 1868m², perfectly suited for investors or owner-occupiers. Located in a sought-after commercial node, the property spans three floors and is serviced by a lift for easy access throughout. The second floor is currently tenanted by a reputable national tenant, occupying 785m², while 1083m² remains available for occupation or leasing—offering both immediate returns and future upside. The top floor is a standout feature, equipped with a solar power system and inverters to reduce operational costs and ensure energy efficiency. It includes a modern, air-conditioned reception area, two private meeting rooms, eight individual air-conditioned

Features

Zoning Commercial

Interior

Floor Loading Cap.	20 Tn/m ²
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	60

Exterior

Security	Yes
Covered Parking Bays	12
Open Parking Bays	62

Sizes

Floor Size	1,868m ²
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Extras

High Traffic Near Hospital Security - System Near Fitness centre Frequency location Near Golf Course Near Shopping Mall High Speed Internet Near Park Near University/Campus Near Medical Center Air Conditioning Unit Near Schools Air Conditioner Alarm System Fibre Closed Circuit TV Near Public Transportation Near Shops Wheelchair Accessible