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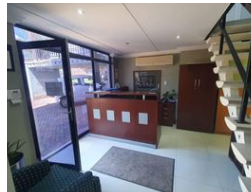
087 8212575

South Africa



SOLE MANDATE

Web Ref 7002001-91350



R6,500,000



## 730m² A-Grade Office Building for Sale | Prime Location

### PRIME INVESTMENT PROPERTY OWNER/USER FOR SALE

An exceptional opportunity to acquire a versatile 730m² A-grade office building, perfectly positioned in a sought-after commercial hub near Greenacres Mall. This well-maintained property offers a unique and adaptable layout, currently divided into five interleading sections, with three already tenanted, providing immediate income potential for the discerning investor or owner-occupier.

#### Key Features:

Income-Generating Tenants: Three sections are currently let, with the option to retain existing leases or occupy the full building, depending on your requirements.

#### Section 1 – ±290m² (Vacant):

Modern, air-conditioned reception area  
Professional boardroom

Five spacious, air-conditioned offices

Fully fitted kitchen

Separate male and female ablutions

#### Section 2 – ±120m² (Vacant):

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes

### Sizes

Floor Size 730m²

### Extras

Electrical generator Eat-in Kitchen Near Bus Brick Kitchen-Dinette Fibre Solar Heating  
Unfurnished Near Shopping Mall Safe Location Energy Backup Unit Near Highway Air  
Conditioning Unit High Speed Internet Security - System Concrete Near Medical Center New  
Building Balcony Alarm Near Motorway Near Public Transportation Covered Parking  
Wheelchair Accessible Air Conditioner Frequency location Near Schools Near Park Near Shops  
Good reachable traffic Near Hospital On Busy Road High Traffic