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SOLE MANDATE

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R3,350,000



## FOR SALE Prime Commercial Property – Heugh Road & 6th Avenue, Walmer

Opportunity awaits in the vibrant district of Walmer, Port Elizabeth, Cape, South Africa, with this rare commercial retail property freshly on the market! Situated at 139 Heugh Road, this lucrative property offers a prime location for businesses seeking visibility and accessibility. With the bustling area a constant draw for both locals and visitors, the potential for foot traffic is immense. Property Overview: Address: 139 Heugh Road, Walmer, Port Elizabeth Zoning: Business / Commercial Erf Size: 1,702 m² GLA: 308 m² Ample Parking: Space for approximately 20 vehicles, including 5 covered bays Solar Power: 8kW inverter with solar panels installed Water Storage: Multiple water tanks linked to the building Strategic Corner Location Directly opposite 6th Avenue Shopping Centre Surrounded by medical, retail, and service-based

## Features

**Zoning** Commercial

### Sizes

Floor Size 271m²  
Land Size 1,428m²

### Extras

Solar Heating High Traffic Near Highway Near Motorway Entrance Hall High Speed Internet Fibre On Busy Road Near Beach Brick Renovated Near Shops Kitchen - Extra Water Booster Air Conditioning Unit Near Bus Pets Not Allowed Alarm Near Hospital Garage Covered Parking Corner Lot Energy Backup Unit Near Public Transportation Near University/Campus Near Schools Near Shopping Mall Near Airport Good reachable traffic