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R1,950,000

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Prime Retail Property in Geduld at Reduced Price!

Introducing a prime investment opportunity at a reduced price in the bustling heart of Geduld, Gauteng, South Africa. Located at 311 3rd Street, this commercial-retail property is the ideal choice for business owners and investors looking to capitalize on a high-demand area with significant redevelopment potential. This property is perfectly positioned on a corner lot in the city center, drawing heavy foot traffic from busy nearby amenities, including a shopping mall, schools, a hospital, and transport hubs like subway and railway stations.

This occupied by owner property offers an expansive 248 square meters, with a flexible layout suitable for various business needs. Currently utilized as a retail store specializing in clothing, the building includes a generous 180 square meters of retail space, 40

## Features

**Zoning** Commercial

### Exterior

Security

Yes

### Sizes

Floor Size

248m<sup>2</sup>

### Extras

North Shower Near Subway Near Shopping Mall First owner Closed Circuit TV Near Railway station Common Areas Cloakroom Brick Downtown Domestic Bathroom Bathroom Needs Redevelopment Entrance Hall Old Building Near Park Near Shops Glass Siding Near Highway On Busy Road Corner Lot Security - System Concrete Near Schools Near Motorway Alarm City Center High Traffic Air Conditioning Unit Safe Location Air Conditioner Contemporary Braai Staff Accommodation Open Frequency location Near Hospital Microwave Eat-in Kitchen