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R5,865,000

Monthly Levy R1,500 Excl. VAT

Monthly Rates R6,216 Excl. VAT

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Sole mandate - Freestanding Investment Property in the Prime Founders View area.

Located in the highly sought-after and secure area of Founders View, this exceptional freestanding commercial property offers a prime investment opportunity with solid returns and excellent growth potential.

Set on a 1,168m² stand, the property features a 690m² building with versatile space suitable for a variety of business operations. Its strategic position ensures easy access to major arterial routes, making it ideal for light industrial, warehousing, or commercial use

Currently tenanted by a fantastic, reliable tenant, this property offers immediate rental income with a well-structured lease in place.

Lease Details:

Lease expiry: 31 July 2027

Current rental: R47,806 per month

Annual escalation: 8%

Features

Zoning Industrial Interior Exterior Power 3 Phase Yes Security

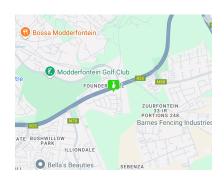
100 Power Amps

Open Parking Bays

Yes 6

Sizes Floor Size Land Size

690m² 1,168m²



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