



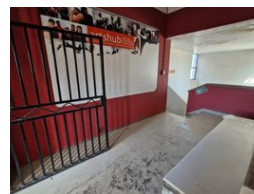
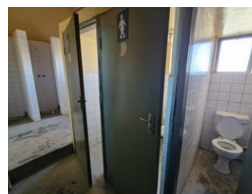
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Contact Head Office

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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

2,415m<sup>2</sup> Investment For Sale in Newtown



R4,500,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



## GREAT INVESTMENT student accommodation potential in Newtown Johannesburg

This four-storey building, zoned Industrial 1, presents a rare opportunity in the heart of Newtown — one of Johannesburg's most vibrant and culturally rich districts. The property boasts solid concrete construction and generous internal volumes, making it highly versatile for adaptive reuse. With its sturdy structure and ample floor space, it holds significant potential for conversion into student accommodation or mixed-use development.

A light revamp could transform this industrial gem into a sought-after student residence, capitalizing on the area's proximity to major academic institutions, public transport, and retail amenities. Positioned in a high-demand node, the building offers strong

## Features

**Zoning** Industrial

### Interior

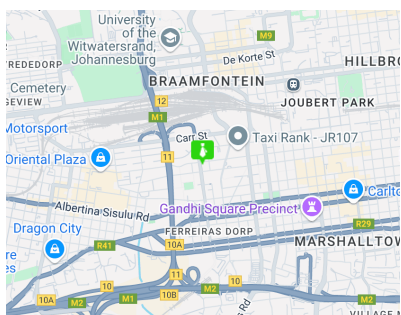
Floor Loading Cap. 10 Tn/m<sup>2</sup>  
Power Amps 60

### Exterior

Security Yes

### Sizes

Floor Size 2,415m<sup>2</sup>  
Land Size 518m<sup>2</sup>  
Building Height 20m



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