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ON SHOW, SOLE MANDATE

Web Ref CL100

## On Show

### Directions

Call me for directions



# R14,000,000

 50  23

Prime located investment opportunity with established businesses and lease agreements in place

\* The selling price is excluding VAT \*

Zoned as Business 1, this property is not only a prime business investment with multiple/extra business options possible, but its main feature is definitely location and visibility. Situated on Paul Kruger street in Les Marais, is this established three-story business property, with a fully-functioning set of lifts on a 5,652 square stand with two entrances. Just Imagine Properties is exclusively marketing this property, and inviting you to come and experience all that is on offer.

The property has the following on offer:

## Features

<b>Title</b>	Freehold				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	3,354m <sup>2</sup>
Power 3 Phase	Yes	Covered Parking Bays	50	Land Size	5,652m <sup>2</sup>
		Open Parking Bays	23	Building Height	17m
		Parking Ratio	9 bays / 100 m <sup>2</sup>		

### Extras

Central A/C & Heating Balcony Covered Parking Security Conference Room Electric Gate Guard House Security Gate Lifts

