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SOLE MANDATE

Web Ref CL548



**R11,000,000**

Monthly Levy R11,154 Excl. VAT

 16  24

### Prime Mixed-Use Investment Opportunity in Pretoria Gardens - Fully Tenanted

This fully tenanted mixed-use investment property is situated in a high-traffic location on Van der Hoff Road, Pretoria Gardens. With a diverse tenant mix and excellent visibility, this Business 2 zoned property offers strong income potential for savvy investors.

#### Property Highlights:

- Total Land Size: 3,089 sqm
- Total Building Size: 2,450 sqm (+600 sqm covered areas)
- Commercial Component: 5 ground-floor retail shops facing Van der Hoff Road
- Residential Component: 24 units
  - 6 Bachelor Units (One-Bedroom)
  - 6 One-and-a-Half-Bedroom Units
  - 3 Two-Bedroom Units
  - 9 Two-and-a-Half-Bedroom Units
- Parking:
  - Residential: 8 garages, 4 covered, 7 open
  - Commercial: 17 open bays, 4 shade-net bays
- Condition: Good to fair (face brick & plastered brick, IBR roof, steel/aluminum windows)
- Strategic Location & Exposure

### Features

<b>Building Name</b>	Andries Bisschoff Gebou			
<b>Zoning</b>	Mixed Use			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Power 3 Phase	Yes	Covered Parking Bays	16	Floor Size
		Open Parking Bays	24	Land Size
				2,450m <sup>2</sup>
				3,089m <sup>2</sup>

#### Extras

Covered Parking Security Electric Gate Security Gate

