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5 Portofino,  
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3,354m<sup>2</sup> Business For Sale in Les Marais



SOLE MANDATE

Web Ref CL100



**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:

\* 4 existing tenants, with lease agreements in place. Information to be provided upon request, and to assist with calculating the debt service coverage ratio

\* Ground floor is occupied by the anchor tenant, on about 1311 squares of the property

## Features

Title	Freehold			
Zoning	Commercial			
Interior		Exterior		Sizes
Air Conditioning	Yes	Security	Yes	Floor Size
Power 3 Phase	Yes	Covered Parking Bays	50	Land Size
		Open Parking Bays	23	Building Height
		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



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