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Pretoria

2,450m² Building For Sale in Pretoria Gardens



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

Building Name Zoning

Andries Bisschoff Gebou
Mixed Use

Interior

Power 3 Phase Yes

Exterior

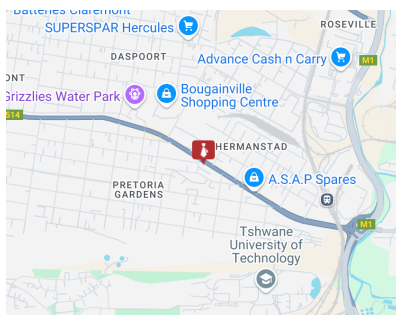
Covered Parking Bays 16
Open Parking Bays 24

Sizes

Floor Size 2,450m²
Land Size 3,089m²

Extras

Covered Parking Security Electric Gate Security Gate



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