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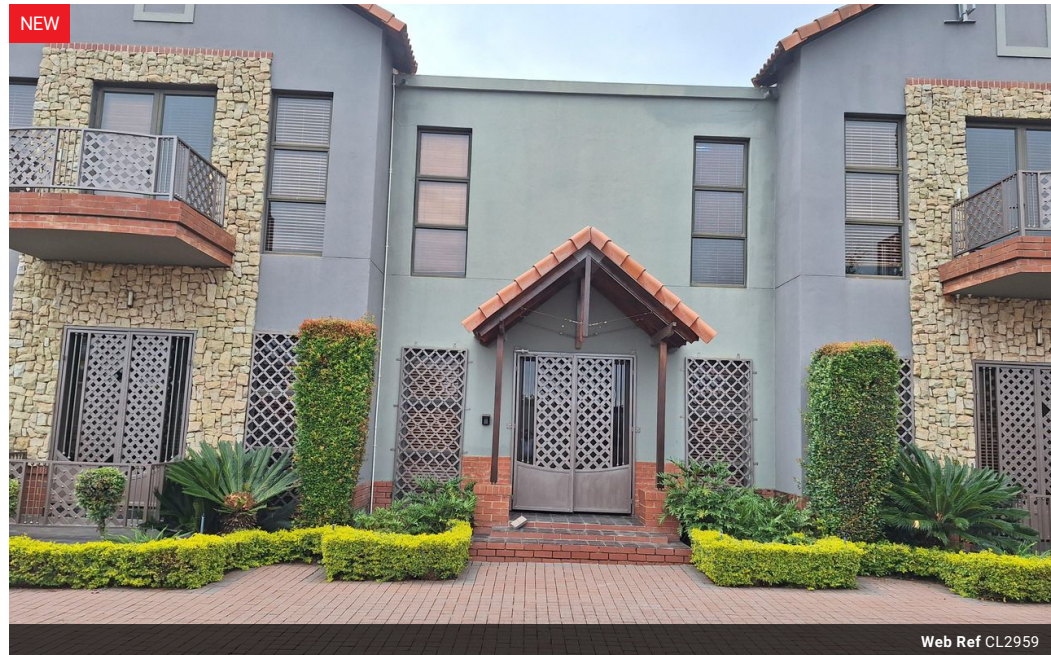
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146 Willem Botha Street  
Wierda Park  
0157



**R8,495,000**

**Monthly Levy** R1,200 Excl. VAT

**Monthly Rates** R1,500 Excl. VAT

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Office Building for Sale on Prime Main Road in Wierda Park!!!

Make this investment opportunity yours to own today!!!

This premium double-storey office block is perfectly positioned on the highly visible main road, offering excellent exposure and accessibility. Ideal for a business seeking a distinguished address or an investor looking for a quality commercial asset.

Property Features:

Office space across two floors, designed to accommodate multiple tenants or a single occupant

Ground floor layout: Welcoming reception, executive boardroom, large open-plan workspaces, private offices, P.A. area, storeroom, kitchenette, entertainment area, and restrooms

First floor layout: Second reception area, spacious boardroom, additional open-plan area, private offices, P.A. station, kitchenette, storeroom, and restrooms

## Features

<b>Title</b>	Freehold		
<b>Zoning</b>	Commercial		
<b>Interior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Floor Size	650m²
		Land Size	1,298m²