



**Mansukh Magan Chhiba**  
 0765779222  
 mansukh@choprop.co.za

Contact Choprop Sales

**012 6534444**

146 Willem Botha Street  
 Wierda Park  
 0157



Web Ref CL698



**R5,790,000**



1,100m<sup>2</sup> Warehouse For Sale in Asiatic Bazaar

Solid 3-storey building available immediately in Marabastad Pretoria, with easy access to Boom Street in the Asiatic Bazaar and Es'kia Mphahlele Dr.

The concrete columns of the building support the roof structure to the extent that the brick walls are not fully supporting the floors and structure on the first and second floors, thus allowing clear floors for warehousing and manufacturing purposes.

The warehouse consisting of 3-phase electricity and its many entrances are well secured with burglar proofing and shutters, armed response and alarm system.

The building also consists office areas, a reception zone as well as kitchens and ablution facilities, ventilation system and air conditions.

The property has ample parking bays both inside the yard as well as outside the property

### Features

<b>Title</b>	Freehold				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Floor Loading Cap.	3 Tn/m <sup>2</sup>	Parking Ratio	1 bays / 100 m <sup>2</sup>	Floor Size	1,100m <sup>2</sup>
Power 3 Phase	Yes			Land Size	460m <sup>2</sup>
Power Amps	40				

#### Extras

Three Phase electricity Three Floors Excellent location Good visibility Currently has a tenant in one of the units