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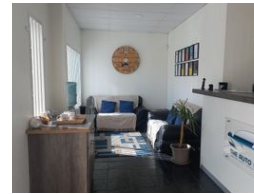
012 6534444

146 Willem Botha Street  
Wierda Park  
0157



SOLE MANDATE

Web Ref CL654



**R4,950,000**

Monthly Levy R2,200 Excl. VAT

Monthly Rates R7,430 Excl. VAT

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Calling all investors !!!

Make this investment opportunity yours to own today!!!

This is a well located safe and secure industrial park with a low maintenance building for sale.

As one enters one can find an open plan reception area and a waiting area for clients or visitors. There is a main office, kitchen, toilets, upstairs storage and leading to the spacious workshop with two separate entrances with roller shutter doors.

There is a potential rental income at the moment and the property is being used as a panel beating shop. The tenant has been there for the past 3 years and willing to stay on.

Easy access to the Old Johannesburg road, Major roads leading to all the highways

## Features

**Zoning** Industrial

### Interior

Power 3 Phase Yes

### Sizes

Floor Size 712m<sup>2</sup>