



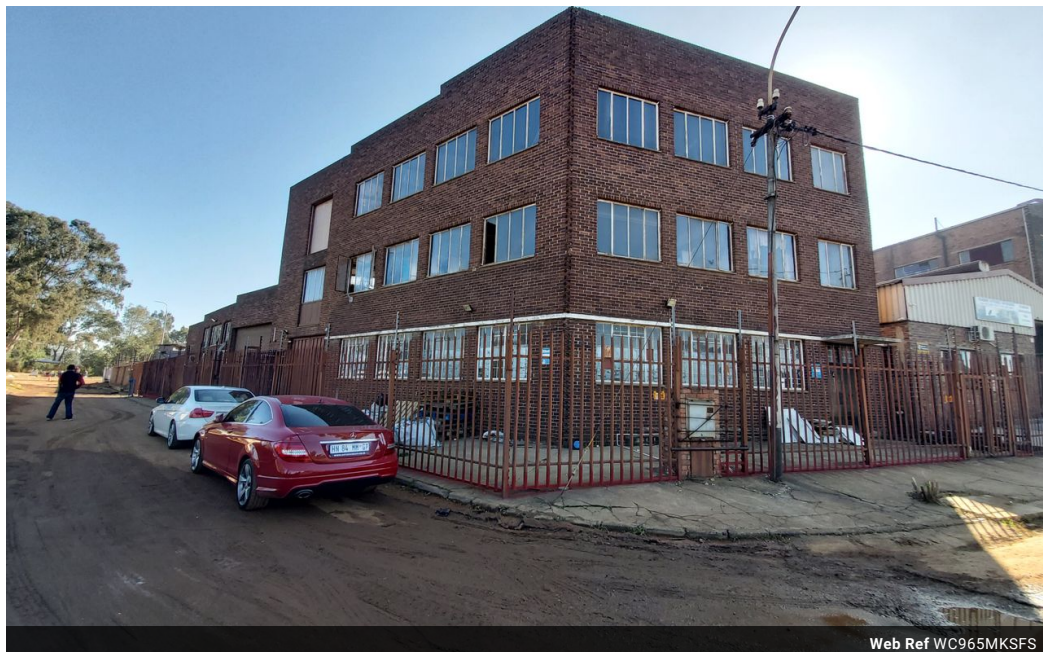
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Web Ref WC965MKSFS



**R1,400,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



## Well-Maintained Free-Standing Property for Sale with Multi-Level Workshop & Prime Investment.

This exceptionally well-maintained free-standing property is now available for sale and presents an excellent opportunity for investors or businesses seeking a versatile and spacious facility. Located in a prime area, the property boasts three levels of workshop floors, each thoughtfully designed with its own dedicated ablution facilities. This makes the property an attractive investment, as each floor could potentially be leased to separate tenants, offering multiple income streams.

On the ground floor, you'll find an additional 350m<sup>2</sup> factory space equipped with a large road-facing roller door, ensuring easy access for trucks and large equipment. This expansive ground floor area is ideal for companies running different production lines,

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	5 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	200

### Sizes

Floor Size	965m <sup>2</sup>
Land Size	1,000m <sup>2</sup>
Building Height	5m

