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SOLE MANDATE

Web Ref CL277



**R5,990,000**

Monthly Rates R5,935 Excl. VAT

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Income generating property!

This is a One-off-a-kind opportunity not to be missed by all investors!! This mixed-use property is on Larch Avenue, just off Kempston Road, and known as Van's Building on the periphery of Mercantile Hospital, Aspen Pharmacare, and Commercial Road.

Newly renovated windows, not a cent to be spent with low maintenance.

The building is neat and well-maintained and offers 5 retail shops and 5 spacious flats that have long-time tenants (Building fully tenanted)

This location offers prime exposure and signage opportunities, making it an ideal retailer's choice.

- 4 x 2 Bedroom Flats, renovated with secure parking.
- 1 x Bachelor Flat with secure parking.
- 5 x Shops (Wedding Shop (Double Storey), Food Café, Spaza Shop, Aluminium Shop and an Upholstery Shop )
- 1 x Outbuilding (Let Out)
- 1 x Storeroom (Let Out)

## Features

**Zoning** Commercial

**Exterior Security** Yes

**Sizes**  
Floor Size 1,200m<sup>2</sup>  
Land Size 1,008m<sup>2</sup>

