

# R1,980,000

FOUNTAIN ROAD | OFFICE SPACE FOR SALE | CANAL  
EDGE, TYGER VALLEY WATERFRONT | 112M<sup>2</sup>

**112 m<sup>2</sup>**

Unit 09 at Canal Edge 4 offers a unique and versatile space perfect for businesses seeking a high-visibility location. This corner ground floor unit boasts a spacious 112 square meters of space, filled with an abundance of natural light pouring in through its large glass windows. With two entrances for easy access, three dedicated parking bays, and an additional outside parking space, convenience is at its best.

The unit features a spacious reception area, seven breakaway offices for flexible workspaces, a small kitchenette for convenience, and two modern bathrooms. Don't miss out on this exceptional opportunity to elevate your business in a prime location.

**Sale Price** R1,980,000 Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	112	<b>Security</b>	Yes
<b>Parking Bays</b>	4.0	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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