

R32,000,000

The Paddock | Building for Sale in Bruma, Johannesburg

 **4165 m²**

Seize the opportunity to acquire a premium commercial property at The Paddock, located at the corner of Ernest Oppenheimer Road and Marcia Road in Bruma. Priced at R32,000,000 excluding VAT, this property offers 4,165m² of usable space, spread across the ground, first, and second floors, plus a basement with two levels measuring 4,590m².

With rates and taxes around R223,000 per month and a gross monthly income of approximately R400,000, this property is a lucrative investment. Net Profit: R170,000. Bruma, a strategic commercial hub with excellent connectivity to major roads and business districts, offers a vibrant environment for businesses. Tenants will benefit from the bustling community and abundant amenities in this prime location.

Invest in The Paddock for stability and substantial returns in one of Bruma's most sought-after areas.

Sale Price R32,000,000 Ex Vat
Lease Period -
Available From -

Floor Size m²	4165	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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