


R35,000,000

16 Jan Smuts Avenue | Commercial Property for Sale in Parktown, Johannesburg

 **2272 m²**

Discover a unique investment opportunity with this two-storey office building, entertainment pavilion, and guest house located on Jan Smuts Avenue. This property, listed at R35 million, offers 2272m² of beautifully fitted A-Grade office space, designed to impress from the moment you step through the double doors into the glazed double-volume foyer. The first floor is accessible via a grand staircase, while multiple doors at the back lead to a versatile entertainment and bar area.

Complementing the office space is a charming four-bedroom guest house. This heritage building features original wooden flooring, high pressed ceilings, and lead glass windows, offering a blend of classic elegance and modern functionality.

Positioned for maximum visibility along Jan Smuts Avenue, the property boasts easy access to the M1 highway via St Andrews Road. Security is paramount, with a gated entrance, guard house, and parking for 121 cars. The property is equipped with a generator in the basement for full backup power, and a borehole supplies backup water, all set within well-maintained, lush gardens.

Don't miss out on this rare opportunity to...

Sale Price R35,000,000 Ex Vat
Lease Period Negotiable
Available From Immediately

Floor Size m²	2272	Security	Yes
Parking Bays	-	Air Conditioning	Yes
Title	-	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

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