


R13,000,000

VACANT LAND FOR SALE, BOARDWALK

 **9236 m²**

INVESTMENT OPPORTUNITY WITHIN PRETORIA EAST

The stand available is ideally located within the Faerie Glen/ Boardwalk area. The property has excellent access to other main routes such as De Villaboies, Solomon Mahlangu and Garsfontein Road. It has direct access to the N1 on-and-off ramps. Atterbury Value Mart is based within close proximity of the stand as well as several other retailers, eateries and more. Staff will have access to good public transport with bus stops based within walking distance of the premises.

The stand available has good topography and is zoned as well as serviced. The unit is zoned "special" for offices inclusive of medical consultations. FAR buildings will not exceed 0.72 of the area of the erf. The stand has a coverage allowance of no more than 40% for buildings and 50% for basement. Owners or developers can build up to two storeys excluding the basement area. Parking ratios area 4 bays per 100sqm for offices and 6 bays per 100sqm for medical suites.

- FAR 0.72
- Building Coverage at 40%
- Basement coverage at 50%

Sale Price R13,000,000 Ex Vat

Building area excluding base 1030,000

Offices - 4 Parking bays per 100sqm

Medical...

Available From -

Floor Size m²	9236	Security	-
Parking Bays	-	Air Conditioning	-
Title	Freehold	Generator	-
Zoning	Commercial	Fibre	-

CONTACT US

Call the Officeplace Broker

Julindi Coetzer

Cell No. 064 754 8743

Email julindi@officeplace.co.za

Call the Officeplace Branch

Pretoria

Office No. (012) 6440522

Email infopta@apiproperty.co.za

 <https://www.facebook.com/officeplace/>

