

# R17,800,000

2000 SQM DEVELOPMENT OPPORTUNITY AVAILABLE IN THE PRIME KILNER PARK AREA

 **2000 m<sup>2</sup>**

42 Jacobus Street is ideally situated in between a combination of commercial, residential and retail tenants. It is located next door to a retail complex hosting a Spar, Tops, Butchery and a lot of smaller vendors. The premises has great access from the highway, Stormvoel Road, CR Swart Drive and Soutpansberg Drive.

This large 2,000 square meter building is based on a 3,356 square meter land size and the buyer of this premises will be buying 2 properties next to each other. The current owner used it for a retail space on the ground floor and office components on the first floor. Any prospective buyers can develop or reopen the retail stores on the ground floor. There are multiple offices with 6 sound proof rooms being used as a radio station facility, several kitchens and ablutions as well as boardrooms.

The property is zoned for retail, commercial or for the use of a radio station. There is ample parking for tenants and visitors with more secure parking on the second erf next door.

OfficePlace has professional brokers which are willing and able to help ease the stress of finding buyers, sellers or long-term tenants...

**Sale Price** R17,800,000 Ex Vat  
**Lease Period** -  
**Available From** -

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 2000       | <b>Security</b>         | -   |
| <b>Parking Bays</b>             | -          | <b>Air Conditioning</b> | Yes |
| <b>Title</b>                    | Freehold   | <b>Generator</b>        | -   |
| <b>Zoning</b>                   | Commercial | <b>Fibre</b>            | -   |

## CONTACT US

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