

# R3,100,000

CLIFF AVENUE | WATERKLOOF RIDGE | PRETORIA EAST

 **292 m<sup>2</sup>**

CLIFF AVENUE | 292 SQUARE METER FREE STANDING PROPERTY FOR SALE | WATERKLOOF RIDGE | PRETORIA EAST

The free-standing property to let is situated at 292 Cliff Avenue, in the thriving suburb of Waterkloof Ridge, in the East of Pretoria. There are two buildings in the yard, the main building is a 430 square meter property consists of a reception area, 5 closed spaces, a boardroom, a kitchen and 2 sets of ablutions. The second building offers 2 open-plan spaces, a kitchen and ablutions. The space is fitted with tiled flooring and windows with blinds allowing natural light to brighten up the space.

The building offers direct access to the Cliff Avenue main road and easy access to main arterials such as the R21 and N1 highway. The property features a lapa area with a built-in braai and pool area. The property is perfectly positioned so that it has outstanding signage possibilities and exceptional main road exposure.

Waterkloof Ridge is one of Pretoria's more established eastern suburb, located just on the other side of Monument Park. Waterkloof Ridge is strategically located between two major highways, the N1 and R21 that make...

**Sale Price** R3,100,000 Ex Vat

**Lease Period** -

**Available From** -

<b>Floor Size m<sup>2</sup></b>	292	<b>Security</b>	-
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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