

# R8,000,000

Business Zoned Free-standing House For Sale in Paulshof

 **650 m<sup>2</sup>**

Business zoned free-standing house with multiple tenants. The property has a billboard facing onto N1 Northbound which is currently generating R21 000 per month. The entire house is tenanted with various short-term tenants. Zoned special use. GLA Floor Area: Approximately 650m2. Erf Size: 2789m2.

**Parking:**  
29 Parking bays split between covered and open.

1 x 30KVA diesel generator.  
2 x solar batteries plus 8KVA Invertor.  
18 x solar panels.

There is fibre internet connection in the building.

Solar backup: Yes  
Water backup: No

Sale Price: R8 000 000.00 excluding VAT.

Available: immediately.

<b>Sale Price</b>	R8,000,000 Ex Vat
<b>Lease Period</b>	-
<b>Available From</b>	-

<b>Floor Size m<sup>2</sup></b>	650	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	Yes
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

Call the Officeplace Broker  
**Marques Rutter**  
**Cell** No. 060 672 6942  
**Email** marques@officeplace.co.za

Call the Officeplace Branch  
**Johannesburg**  
**Office** No. (011) 2341144  
**Email** contact@officeplace.co.za

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