

# POA

VISAGIE STREET | PRETORIA | PRETORIA CENTRAL

 **500 m<sup>2</sup>**

500 SQUARE METER COMMERCIAL BUILDING TO LET AND FOR SALE | VISAGIE STREET | PRETORIA | PRETORIA CENTRAL

This well-positioned, multi-level commercial building on Visagie Street presents an excellent investment opportunity, whether for continued office use or conversion into residential or student accommodation.

**Property Features:**

- 7 levels, including:
- Basement parking
- Ground floor offices
- Upper-level office floors
- 179 parking bays in a hard-topped parking yard and driveway
- Modern suburban office-style development with a decentralized layout
- 24-hour security for peace of mind

**Location & Accessibility:**

- Excellent public transport access
- Walking distance to shops and amenities
- Easy highway connectivity

**Gross Monthly Rental R1 Ex Vat**

This property offers strong potential for developers and investors looking to capitalize on Pretoria Central's growing demand for residential conversions.

**Lease Period Negotiable**  
**Available From Immediately**

Contact me today to schedule a viewing!

<b>Floor Size m<sup>2</sup></b>	500	<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>	-

- Cleaning Service

**CONTACT US**

- VVI-FI  
- Telephones  
Call the Officeplace Broker

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