

# R32,500,000

Residential Conversion Opportunity!!

 **11000 m<sup>2</sup>**

This multi-level building is made up of the ground floor plus 5 levels. The property can easily be converted into residential units or student accommodation. The lifts are in good working order. There are also very high roller shutter doors on Goud and Mooi street, for easy access and exit for deliveries. The ground floor is made up of retail space. Cell C and Telkom are also renting the rooftop, with 2 year leases in place.

There is a 2 year lease in place with the anchor tenant, Hi-Q. The other tenants are on a month-to-month basis.

The property can be accessed either via Marshall/Goud/Mooi street. There is parking available on the ground floor. The building boasts 2 sets of passenger lifts at the Goud and Mooi street sections. The property is conveniently situated across the road from the ABSA head office. The Carlton Centre is a walking distance away. It is also situated in close proximity to the Jewel City development, which is currently underway. The University of Johannesburg Doornfontein campus is about 2km away. It is conveniently situated in Mooi street, which connects easily to the M1 and M2 highway network...

**Sale Price** R32,500,000 Ex Vat  
**Lease Period** -  
**Available From** -

<b>Floor Size m<sup>2</sup></b>	11000	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	Freehold	<b>Generator</b>	-
<b>Zoning</b>	Mixed Use	<b>Fibre</b>	-

## CONTACT US

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