



**R29,000,000**

Web Ref 1030676

## PROPERTY FEATURES

### Commercial property in outstanding condition in Estoire, Bloemfontein

Excellent location, well developed and well secured property. Under-cover area is 4 700 m<sup>2</sup>. Total land size is 4.28 ha. Multi-tenanted property. Offer well maintained buildings and a current rental income is more than R200 000 per month. Air-conditioned throughout all the buildings that consist of approximately 40 spacious offices, 3 neat boardrooms, of which one has a bar with granite tops and toilet facilities, and a sliding door that leads to a private courtyard. 4 Reception areas. A staff building and 4 x huge warehouses plus smaller store buildings. Extractor fans in the large workshops/factories. All bathrooms are very neat. Also security guard hut, alarm system, CCTV system, totally fenced, open plan storage areas also fenced. The land has been divided in 2 portions that has been approved but not yet finalised. The one portion with buildings size is 2.3746 ha. The open vacant stand is 1,9081 ha. You can purchase the whole property or the fully developed part or undeveloped vacant land separately. The property is situated near the Airport and easy access to the N1 as well as Lesotho.

ERF Size 4.283 ha  
 Building Size 4700m<sup>2</sup>  
 Rates R22,895



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