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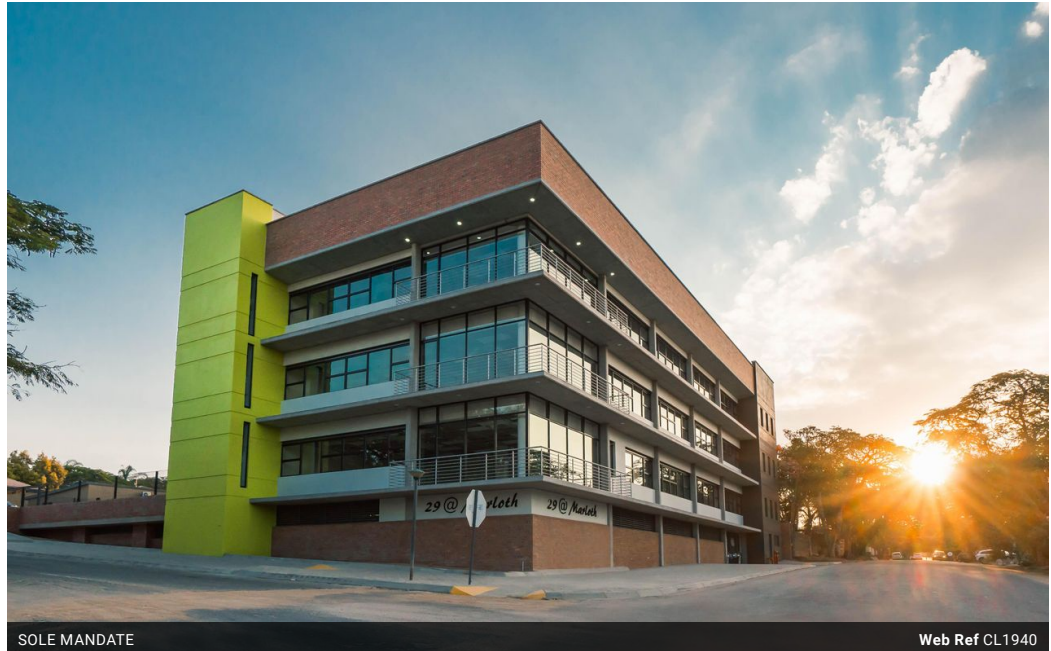


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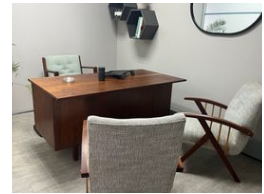
013 7544400

The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200



SOLE MANDATE

Web Ref CL1940



**R1,694,000**

Monthly Levy R2,140 Excl. VAT

2 0

### INVESTMENT OPPORTUNITY: Prime Sectional Title Office Unit For Sale

KellaprinCE Properties offers this Office / Retail Unit For Sale as an Investment Opportunity.

The unit is situated in a fairly new Sectional Title Office Building on a corner stand. Occupants of the building are strategically positioned alongside a variety of businesses.

Its location on the ground floor provides easy access for clients and staff.

Features: Lobby with lift and stairs, Generator on Site, Prepaid electricity, basement parking with access control.

The development is completely fenced with controlled access to open parking before and after business hours.

Current lease expires in 2024.

### Features

<b>Title</b>	Sectional				
<b>Building Name</b>	29@Marloth				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	77m <sup>2</sup>
		Basement Parkings	2		

