



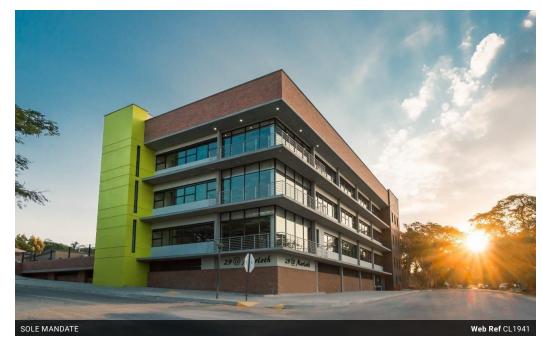
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The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200











R1,694,000

Monthly Levy R2,140 Excl. VAT





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

Kellaprince Properties Offers / 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.

The office is situated on the first floor with easy access via the lift or stairs.

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 towards the end of 2023.

## Features

Title Sectional
Building Name 29@Marloth
Zoning Commercial

 Interior
 Exterior
 Sizes

 Air Conditioning
 Yes
 Security
 Yes
 Floor Size
 77m²

 Basement Parkings
 2

