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



Web Ref CL2141



R8,500,000

Monthly Rates R11,000 Excl. VAT

41 0

HIGHLY VISIBLE COMMERCIAL CONER PROPERTY FOR SALE

Presenting a well maintained three-story commercial establishment, as this building commands attention from its strategic location on the corner of Bester and Rocher streets, ensuring maximum visibility from the R104 and unparalleled marketing potential for any business enterprise.

The property boasts a substantial land area of 1297m², accommodating a total building footprint of 2666m² across three levels. This significant built space exceeds the property's current asking price, indicating excellent value proposition.

The basement, boasting 1033m² of space, serves as a versatile hub featuring parking for up to 34 vehicles, (an additional 7 parking's on the outside of the building), a receiving and dispatch area, storage facilities, and including a staff toilet.

Features

Zoning Commercial

Interior

Air Conditioning Yes
Power 3 Phase Yes

Exterior

Security Yes
Covered Parking Bays 7
Basement Parkings 34

Sizes

Floor Size 2,666m²
Land Size 1,297m²

