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



SOLE MANDATE

Web Ref CL2066



**R12,000,000**



**FOR SALE: EXCELLENT INVESTMENT OPPORTUNITY, LOW RISK IN SONHEUWEL, NELSPRUIT**

Located in Sonheuwel Township, this commercial property presents a lucrative investment opportunity. Boasting 8 individual office units, each generously sized at 88.20 square meters, the total building floor area spans 805.34 square meters. Every unit is equipped with 2 toilets and a kitchen, offering convenience and functionality. Additionally, the premises are fully air-conditioned, ensuring a comfortable environment for occupants.

With low maintenance costs, this property ensures expenses are minimized, maximizing your returns. Security is paramount, with the premises completely fenced and access controlled via a motorized gate, providing peace of mind for tenants and investors alike.

Don't miss out on this opportunity to capitalize on passive income and experience substantial capital growth.

**Features**

**Zoning** Commercial

**Interior**  
 Air Conditioning Yes

**Exterior**  
 Security Yes

**Sizes**  
 Floor Size 805m<sup>2</sup>  
 Land Size 1,359m<sup>2</sup>

