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



SOLE MANDATE

Web Ref CL2234



**R5,500,000**

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## PRIME OFFICE BUILDING FOR SALE IN THE EXTENDED CBD OF NELSPRUIT

KellaprinCE Properties is excited to offer this prime office building for sale, strategically located in the extended Central Business District (CBD) near Mbombela Town Council and key amenities.

This property features two distinct office blocks: one with ground-floor offices and a second block with both ground- and first-floor offices. Spanning a total lettable floor area of 473.31 square meters, the building includes a mix of private and open-plan spaces, complete with ablutions, kitchenettes and reception areas.

The property is designed to accommodate one to three tenants, with both covered and open parking available. Its prime location offers convenient access to major roads, ensuring easy entry and exit.

## Features

**Zoning** Commercial

### Sizes

Floor Size 473m<sup>2</sup>  
 Land Size 1,190m<sup>2</sup>

