



Dario Marote
0723850970
dario@kellaprinCE.co.za



Amanda de Lange
Non-Principal Property Practitioner
Registered with PPRA (FFC 113 713 5)
084 707 3377

amanda@kellaprinCE.co.za

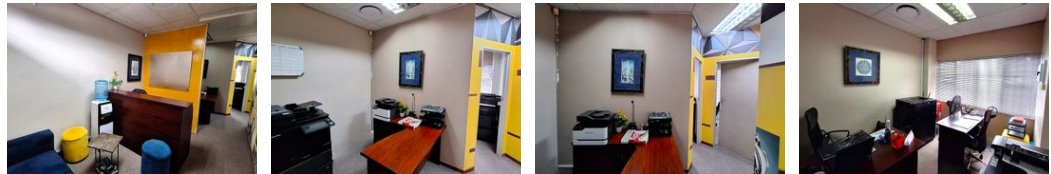
Contact Head Office

013 7544400

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



Web Ref CL2324



R870,000

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PRIME INVESTMENT OPPORTUNITY - GROUND FLOOR OFFICE UNIT FOR SALE

This well-appointed 63m² ground-floor office unit offers both accessibility and functionality, making it an ideal space for professionals and businesses.

Key Features:

- **Efficient Layout:** Includes a welcoming reception and waiting area, with an open office with three private offices (or an option for two private offices and a boardroom), a kitchenette, and ablution facilities.
- **Fully Air-Conditioned:** Ensuring a comfortable working environment year-round.
- **Parking Convenience:** Comes with two covered parking bays, plus additional open parking for clients in front of the building.
- **Prepaid Electricity:** Allows for easy management and control of energy costs.
- **Secure Investment:** Currently leased, making it an excellent addition to an investment portfolio.

Features

Zoning Commercial

Interior		Exterior		Sizes	
Air Conditioning	Yes	Security	Yes	Floor Size	63m ²
		Open Parking Bays	2		

