

Cape Town, Western Cape

Stunning 1365m² building for sale in Maitland, Cape Town—ideal for investment



Investment Opportunity in Maitland: High-Yield Industrial Property with Significant Upside Potential

We're presenting an excellent investment opportunity in Maitland, a well-established industrial area with strong demand for versatile spaces. The property, priced at R6,850,000, offers a substantial 1,365m² of space, including 1,111m² under roof and a rare 312m² yard—an invaluable asset in this location.

Key Financial Highlights:

Current Monthly Rental Income: R57,098
 Rental Escalation: 8.5% in April, significantly boosting returns.
 CAP Rate: Post-escalation, the CAP rate exceeds 9%, ensuring a strong return on investment.
 Zoning: MU2, allowing for flexible usage and potential future development.

Strategic Advantages:

Weighted Average Lease Expiry (WALE): 1.5 years, providing stability while allowing for renegotiation or new tenant opportunities in the near term.

Low Holding Costs: With rates at R5,289, insurance at R2,000, and maintenance at R2,900, the property is cost-effective to manage.

R6,850,000
excl. VAT & Utilities

FEATURES

Building Size (m ²)	1365
Zoning	Industrial
Security	No
Open Parkings	10
Covered Parkings	5
Floor Load Capacity	
Power 3 Phase	Yes
Air Conditioning	Yes

WEB REFERENCE NO.
COM19518

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