

Edenvale, Gauteng

**INVESTMENT Opportunity TO
PURCHASE in Sebenza,
Edenvale**



Free standing property FOR SALE as an Investment, with a total GLA of 1,865sqm under roof which is split into three factories of 325sqm, 490sqm and 1050sqm with three tenants in occupation. The stand size totals 4,081sqm with each unit having it's own yard area with access from the main road to the right hand side of the property as you enter. 3phase power to each unit, with a roller shutter door to access each factory, good height to eaves and solid floors for industrial work. Each warehouse has a small office component with male and female ablutions and kitchens. Access for trucks and parking for tenants and visitors. The property is centrally situated in the Sebenza industrial node, with easy access in and out of the area via Terrace Road, Lunik Drive and Laurie Road. Modderfontein, Greenstone, Isando, Spartan and Edenvale are in close proximity, as well as O.R. Tambo International Airport being 7.3km away. Further info can be provided upon a letter of intent.

R6,472,000
excl. VAT & Utilities

FEATURES

Building Size (m ²)	1865
Land Size (m ²)	4081
Zoning	Industrial
Security	No
Power 3 Phase	Yes
Air Conditioning	No

WEB REFERENCE NO.
COM23213

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