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SOLE MANDATE

Web Ref CL2719707



**R2,800,000**

2 4

### Investment Opportunity With Loyal Tenants (Price Negotiable)

This commercial property is comprised of two stands!

On the front stand are four stores:

First Store: Auto and household PaintShop

2nd Store: Currently unoccupied

3rd Store: Wholesaler of cold drinks and groceries

4th Store: Tailors and Outfitters (They have rented this store out for 70 years!)

On the back stand are two cottages each comprising of one bedroom, lounge, kitchen, toilet, and bathroom.

The type of tenants who occupy these stores are people who have been running their businesses in Turffontein and plan to run their businesses the way they have for a long time. They have been loyal to the owner who is selling now and are generally known because of where they are situated, which means they are less likely to move out - those are tenants who are going to be around for a long time loyally.

### Features

**Title** Freehold  
**Zoning** Commercial

<b>Exterior</b>		<b>Sizes</b>	
Covered Parking Bays	2	Floor Size	466m²
Open Parking Bays	4	Land Size	990m²

#### Extras

Has a cottage in the back of the property, with space to park. Enough space for storage for each tenant's shop. There are 4 shops at the moment, with enough space to build more.

