

**R1,850,000**

1,000m<sup>2</sup> Business For Sale in  
Krugersdorp Central

Web Ref: FHC47

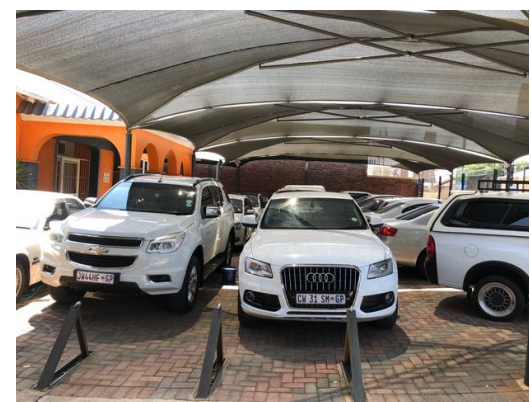


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## Prime location, Business Premises for Sale.

This Commercial Building in a main street in Krugersdorp, is up for sale. It's been Zoned for Mix Use and has Business Rights. This Property have two entrances to the premises. The main entrance from a main road and the second entrance from a pan handle. An additional benefit is the two flatlets that is currently been rented out, both flatlets has two bedrooms, a living area, kitchen and a bathroom. One Flatlet has a bath the other has a shower. Both of the flatlet have Pre-paid electricity. With these two flatlets the owner earns currently an income of +/- R8 000 per month. The tenants are renting on a month to month basis currently. The current tenants have been renting here for many years. The benefit of the tenants are there is always movement at the property. The property has direct access from the main road and is visible from the main road, the Ideal location for a business opportunity. The current business has been here for the last 13 years. It has been used for car sales and is currently been rented out for the same type of business. The under roof (carport)area is 450m2 and this space is big enough for 25 cars to be in the show room area. The original house on the property has been used for various businesses before. You may also use the property for a family home or rooms to be rented out to a variety of business all to add to an additional income or paying of your bond. The premises has ample space at the back and has been used for a workshop before they also did some valet's of cars here with the water supply close by. The six parking bays may also be used for staff parking. This property lean itself to be a Guest House due to ample parking space and convenient location for travelers passing through Krugersdorp. Here is so many options to use this prime spot for your next business come and have a look. The floor space under roof is +/- 200m2 office space and the under covered carport area is +/- 450m2 . In the back area of the property have additional parking area of +/- 500m2.

Currently this property has four offices to be rented out, with two bathrooms, a board room. A full kitchen for those morning coffees to start the day. Here is additional storage space, a garage and a working space area. Around the property it's been paved and it's clean and easy access for clients to enter the building/house. Here is ample parking for additional stock or for customers visiting the premises. If security is a concern here is many top security measures already in place on the the premises. they are also connected to an armed response company. There is a Wendy house outside it may be used for workers to sleep on site or security to stay here at night time. The size of

### Monthly Rates

R5,000 Excl. VAT

### Zoning

Mixed Use

### Exterior

Security No

### Sizes

Floor Size 1,000m<sup>2</sup>

Land Size 1,550m<sup>2</sup>

