business
for sale



BUSINESS REPORT

Date: **26th November 2026**
Business Reference:**BFS00498**

About the Business:

Prime Commercial Stand for Sale – High-Visibility Main Road Frontage

An exceptional investment opportunity has come onto the market: a well-positioned commercial stand situated directly on the main arterial road leading into a thriving, high-demand suburb. Currently operating as an established franchise car wash, this property offers immediate visibility, heavy daily commuter

traffic, and proven commercial viability.

Prime Commercial Stand for Sale – High-Visibility Main Road Frontage



Sector: **Property**

Asking Price:

R 2,500,000

Monthly Profit:

R 25,000

Asset Value:
R 0

Stock Value:
R 0

Yearly Net Profit :
R 300,000

Business Report

How long has the business been established?

10 years

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Property Highlights:

- **Unbeatable Exposure:** Positioned along a high-volume feeder route with effortless ingress and egress for morning and evening commuters, ensuring maximum brand visibility and consistent foot and vehicle traffic.
- **Turnkey Infrastructure:** Currently fitted out and functioning as a franchise car wash, featuring existing wash bays, drainage systems, water reticulation, customer waiting/reception area, fully branded and paved surfaces.
- **Versatile Potential:** Ideal for an investor looking to take over a site with existing commercial zoning and established clientele
- **Suburban Catchment:** Acts as the gateway into a densely populated residential area, guaranteeing a captive local market alongside passing trade.

The existing franchise car wash operating on the premises has been there for over 2 years and before that a private owner operated a car wash on the premises for many years

The reason for selling is that the owner of the property wishes to expand into other business opportunities, but the condition is that the existing franchise keep operating on the premises

The operator of the car wash is willing to sign a 10 years lease with a new owner plus an option for another 10 years

A suggested 7% annual escalation can also be negotiated

The stand is 638 sq meters in extent and well maintained

Fully describe this property and its income earning activities.

See above

What is the zoning of the property and what can be developed thereon?

Car wash and related activities

What is the erf size and the size of the buildings?

Erf is 638 sq meters in extent

Is the business VAT Registered?

Yes it is VAT registered

The operator is willing to sign a lease with a rental of R25,000 per month excl VAT

This will give a buyer an annual income of R300,000 per annum

Selling price

R2,5 million- this will give a buyer a ROI of 12% which is very high in an area where the average ROI of other properties is between 8-10%, and especially where a tenant is prepared to sign a 10 year lease