



BUSINESS REPORT

Date: **24th January 2026**

Business Reference:**37399**

About the Business:

Commercial Property West Rand

This sprawling Industrial site is over 7000 sqm .Consisting of one large factory ideal for a manufacturing company . several other factories and six mini factories . also on the property is twelve self storage units . Added bonus is the onsite residence with two bedrooms , kitchen and bathroom , ideal for a managers residence . Unique feature on this property is a 100meter single shooting range for hunting practice .The property has parking space for trucks and is very well maintained . There is a rental income on this

property of 72 000 should you want to keep tenants

Commercial Property West Rand



Sector: **Property**

Asking Price:

R 5,000,000

Asset Value:

R 0

Stock Value:

R 0

Monthly Profit:

R 38,399

Yearly Net Profit :

R 460,788



Business Report

How does the business operate on a daily basis?

The buildings are easily run with little overheads and the owner handles all administration.

What Advertising/Marketing is carried out?

Little to none

How could the profitability of the business be improved?

Build more mini factories which are in high demand

What are the main assets of the business?

Buildings and property

Strengths?

Strategic Location, close proximity to main roads and logistic networks

Weaknesses?

Tenant risk of default or vacancy.

Opportunities?

This Industrial property presents a compelling investment opportunity, offering a strategic location, high demand and potential for long-term appreciation. We believe that this investment has the potential to generate strong returns and provide a stable income stream.

Threats?

None identified

What is the reason for the sale?

Owner has other business interests.