



Date: **21st December 2024**  
Business Reference: **BFS11057**

About the Business:

## **Property with Passive Rental Income**

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Located in the heart of Montagu, this 2059m<sup>2</sup> commercial property for sale is a fantastic investment, offering both commercial and residential rental income.

With 5 shops and 7 flats, all fully tenanted under longstanding contracts, this property ensures a steady

and reliable source of monthly income. It is sold as a going concern, making it an immediate revenue generator.

#### COMMERCIAL UNITS:

The five shops are well-positioned in a high-traffic area, with strong tenant relationships. The building is solidly constructed and includes extra features like a mezzanine level.

#### RESIDENTIAL FLATS:

The flats range in size from 25 m<sup>2</sup> to 85 m<sup>2</sup> and offer a mix of one-bedroom and two-bedroom options. All flats come with pre-paid electricity meters, while the shops have separate electrical meters.

The property generates an annual net income of R982,140 after insurance, rates and taxes have been paid.

This Closed Corporation is VAT-registered, providing potential tax benefits for the buyer. It also offers ample parking, ensuring convenience for both tenants and shop customers.

Plans, financial documents, and tenant contracts will be provided to serious buyers. This is a prime opportunity to invest in Montagu's growing rental market, with consistent income already secured.

Contact us today for more details or to schedule a viewing.

The selling price excludes VAT.

## Property with Passive Rental Income



Sector: **Property**

Asking Price:

**R 9,995,000**

Monthly Profit:

**R 81,845**

Asset Value:

**R 0**

Stock Value:

**R 0**

Yearly Net Profit :

**R 982,140**