

business
for sale



Date: **25th November 2024**

Business Reference: **33991**

About the Business:

Free standing office building with vacant stand

The office block with adjacent stand for sale. Very central situated . N 4 Highway nearby. Parking in a secure area on the ground floor with two office floors. Steps, Kitchens and toilets.

Free standing office building with vacant stand



Sector: **Property**

Asking Price:

R 2,980,000

Monthly Profit:

R 27,609

Asset Value:

R 4,840,000

Stock Value:

R 0

Yearly Net Profit :

R 331,311



Business Report

How does the business operate on a daily basis?

Tenants occupy the offices and have keys to the parking area and to the entrance of the building.

What competition exists?

There is not much offices available at affordable rent in the area.

How could the profitability of the business be improved?

The property next to the current office block that is part of the sale can be developed that will increase the income and capital growth.

What are the main assets of the business?

The office block with adjacent stand .

The size of the building is 570,7 sq. meters gross let-table floor area.

The ground floor consist of the entrance and 8 lockable parking bays.

The first floor consist of 11 individual offices and the second floor consists with 10 individual offices.

There are ablution facilities - one for ladies and one for gents.

Each floor has a kitchen facility.

The vacant stand adjacent of the existing building (approximately 416 sq meter) . This stand forms part of the deal. This area is at present used for 6 shaded parking bays that is rented out.

Strengths?

This is a neat and solid building on the m property that is next to a busy Mall.

It is near the N 4 high way and main roads.

The accessibility is good.

Opportunities?

The adjacent stand can be utilized to increase return on investment.

What is the reason for the sale?

Some of the Shareholders/Directors dead and wants to sell the property.