



Date: **14th March 2025**

Business Reference: **BFS11152**

About the Business:

## **1488sqm GB3 Commercial Development Land in Somerset West**

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Property Details:

Property Size: 1488 square meters

Zoning: General Business 3

Development Plan: Mixed-Use Development, Approved

Key Features:

Fully approved Mixed-Use Commercial-Residential Development

At the border of Van Der Stel and Strand, on the Offramp of the N2 into Somerset West.

Offers Excellent Exposure on the opposite side of a Traffic Robot and at the entry point of the Higher LSM residential 'decompression zone'.

Main Road is a high-volume thoroughfare of predominantly domestic vehicles and private and public transport vehicles as well as a significant portion of light commercial vehicles

320 Main Road, is deep within the Urban Edge, in a well established Residential Area and abridged with a wide mix of commercial properties and business on the adjacent corner.

Somerset West is further currently in a high demand for Residential Units both in the rental and sales market.

Contact Grant Pepler for to Invest - 072 596 9404 or grant!@group7properties.co.za

## 1488sqm GB3 Commercial Development Land in Somerset West



Sector: **Property**

Asking Price:

**R 4,900,000**

Monthly Profit:

**R 0**

Asset Value:

**R 0**

Stock Value:

**R 0**

Yearly Net Profit :

**R 0**

