



Date: **1st April 2025**

Business Reference: **37118**

About the Business:

Truck Center - Commercial Property sale

Solid investment opportunity with minimum risk and operational costs The property hosts a truck sales and service center on the Highveld of Mpumalanga The tenant is a listing company that has been on the premises for the past 20 years Recently the property and facilities were revamped by the owner to the value of R 12M - this was to comply with international standards set by the tenant

Truck Center - Commercial Property sale



Sector: **Property**

Asking Price:

R 32,000,000

Monthly Profit:

R 326,534

Asset Value:

R 29,145,591

Stock Value:

R 0

Yearly Net Profit :

R 3,918,412



Business Report

How long has the business been established?

This prime commercial property has been regional home for one of SA's premium commercial truck brands for the past 20 years

How does the business operate on a daily basis?

Commercial rental property

How involved is the Owner in running the business?

The property owner only oversee the rental income and quarterly inspection
The long-term tenant is taking responsibility for all maintenance and utilities

When does the current lease end?

2028

What are the main assets of the business?

The commercial property with improvements

Strengths?

This is a very well establish commercial rental agreement between the landlord and the blue chip tenant
Easy to manage
Tenant is responsible for up-keeping and overheads
Costly revamp of R 12 M was done in 2022
Good stability within the transport industry within that area (mining / coal / logistics)
It will be very costly for the tenant to relocate this facility

What is the reason for the sale?

The members within the family Trust would like to diversify their portfolio