

**business**  
for sale



Date: **25th February 2026**  
Business Reference: **37909**

About the Business:

## **A Rare Prime Investment Opportunity in a High-Growth Market**

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- Premium mixed-use investment asset producing a projected Gross Annual Income of R2,630,352, underpinned by diversified revenue streams.
- Portion 35 includes two modern, income-generating office buildings, supplemented by additional lettable office space to strengthen rental stability and tenant diversity.
- The property is supported by a 100kW solar energy system, enhancing operational efficiency,

reducing electricity dependency, and improving long-term cost sustainability. • Portion 1 comprises a secure industrial warehouse subject to a triple-net lease structure, offering reduced landlord responsibility and predictable cash flow. • The premises are secured with full perimeter palisade fencing and automated gate access, ensuring controlled entry and enhanced asset protection. • Situated within a sought-after industrial and business precinct, the property benefits from sustained tenant demand across engineering, manufacturing, logistics, and service-driven sectors.

## A Rare Prime Investment Opportunity in a High-Growth Market



Sector: **Property**

Asking Price:

**R 25,000,000**

Monthly Profit:

**R 190,911**

Asset Value:

**R 0**

Stock Value:

**R 0**

Yearly Net Profit :

**R 2,290,934**