

**business**  
for sale



Date: **19th March 2026**  
Business Reference: **37909**

About the Business:

## **Fully Let Mixed-Use Commercial Investment Opportunity | GLI: R2 977 978 per annum**

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Fully let mixed-use commercial investment property Gross Lease Income of R2 977 978 per annum Entire income profile structured on a triple-net lease basis Office GLA of 2 550 m<sup>2</sup> Warehouse GLA of 880 m<sup>2</sup> Total approximate GLA of 3 430 m<sup>2</sup> Diversified income stream from office and warehouse components 100kW solar power system installed Secure site with palisade fencing and automated gate access

Prominent corner position within Vanderbijlpark Well suited to office, storage and light industrial users  
Immediate yield supported by an established tenancy profile

## Fully Let Mixed-Use Commercial Investment Opportunity | GLI: R2 977 978 per annum



Sector: **Property**

Asking Price:

**R 22,000,000**

Monthly Profit:

**R 248,165**

Asset Value:

**R 0**

Stock Value:

**R 0**

Yearly Net Profit :

**R 2,977,978**