business
for sale



BUSINESS REPORT

Date: **6th November 2026**
Business Reference:**37927**

About the Business:

12A | Prime 3-Storey Institutional Asset | Rehab / Stepdown | R3.66m p.a.

A rare opportunity to acquire a vacant, modern, institutional-grade asset in Vanderbijlpark, offering exceptional flexibility for healthcare, rehabilitation, institutional, educational, office and mixed-use applications. Portion 12A of Erf 4 presents a compelling investment case, combining modern improvements, strong accessibility, and an established healthcare-oriented positioning. This makes the

property highly attractive to healthcare operators, stepdown and rehabilitation groups, medical users, institutional occupiers, education providers, and investors seeking a well-located repositioning or redevelopment opportunity. The asset is ideally suited for a wide range of uses, including stepdown care, rehabilitation services, medical centre operations, consulting rooms, wellness facilities, frail care, student accommodation, offices, and broader mixed-use development. Its appeal is further enhanced by the rezoning of Portion 12 of Erf 4, which materially strengthens the development potential by including institutions within the approved “Special” use rights. In addition, the property retains rights for offices, place of instruction, place of amusement, place of refreshment, public garage excluding petrol sales, retail trade and shops, together with other uses by special consent, excluding noxious uses. Approved development parameters for Portion 12 include up to 3 storeys, 60% coverage, and a FAR of 1.0, providing meaningful scope for future expansion, redevelopment, or adaptive re-use. This is a strategic acquisition opportunity for investors, owner-occupiers, developers, and specialised operators looking to secure a versatile institutional property with significant upside potential in an established regional node. And here is an even sharper, more sales-driven version for a website headline section: Modern Institutional & Healthcare Repositioning Opportunity in Vanderbijlpark A vacant, modern, institutional-grade property offering outstanding potential for healthcare, rehabilitation, educational, office and mixed-use applications. With existing healthcare positioning, flexible zoning rights, and valuable redevelopment potential, Portion 12A of Erf 4 represents a strategic opportunity for investors and owner-occupiers seeking a high-potential asset in a well-accessible location.

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Sector: **Property**

Asking Price:

R 20,000,000

Monthly Profit:

R 285,000

Asset Value:
R 0

Stock Value:
R 0

Yearly Net Profit :
R 3,420,000