



Date: **23rd November 2025**Business Reference:**36415** 

About the Business:

# Huge opportunity for a property investor

A massive opportunity exists for an investment into an industrial property located o the East Rand operating with a blue chip tenant with currently lease ending 28th October 2028 with first right of refusal for a further 6 years. Land size measuring out at 5912 sq.m with operating space under roof inclusive of offices equating to approximately 3819 sq.m.

# Huge opportunity for a property investor



Sector: Property

Asking Price:

R 20,000,000

Monthly Profit:

R 116,059

Asset Value: **R 19,353,736** 

Stock Value: R 0

Yearly Net Profit: R 1,392,705

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#### How does the business operate on a daily basis?

5 year lease with first option to renew for a further 5 years

#### What Advertising/Marketing is carried out?

None

#### How could the profitability of the business be improved?

The premises is under lease.

The setup does allow for the site to be split up into almost 7 smaller factory types

### Give a breakdown of staff/ functions/ length of service?

Invoicing, rental collection, accounting services

#### How involved is the Owner in running the business?

100%

#### When does the current lease end?

31 October 2028 with first option to renew until end October 2034

#### What are the trading hours?

This is a property Company - Trading hours are determined by tenants on site

#### What are the main assets of the business?

Building, Borehole, weigbridge,

#### Please list the salient points of the property and why it is so attactive?

- 2 x ERVEN with Power capacity of 1500kVA. 5912sq.m of property with a GLA of 3648 comprising;
- 1.  $2 \times ERF (2,143 \text{sq.m} + 3,769 \text{sq,m} = 5912 \text{sq.m})$
- 2. x separate office / admin buildings both with own entrance (146sg.m +141sg.m)
- 3. 2 x transformers (1 on each erven), 1000kva and 500kva
- 4. Borehole & JOJO Tanks
- 5. Weigh Bridge
- 6. Building 1= 4.5m to eves, Building 2 = 6m height to eves
- 7. Secure Parking
- 8. Dual access, one from busy arterial and one from secondary road
- 9. Strategic location, erven not on load shedding grid
- 10. Electrical installation recently upgraded at a cost of 1.5 Million Rand
- 11. Demand Meter Tariff E
- 12. Zoning Industrial 1
- 13. Permitted Coverage 60%
- 14. Height Restriction 2 Storeys
- 15. Mortar strength 7Mpa
- 16. Concrete Foundation Strength 20Mpa
- 17. Floor Strength 25Mpa
- 18. Roofing Polycarb & IBR

### Strengths?

Location
Falls outside of loadshedding
Busy road
Highly rates tenant

#### Weaknesses?

One tenant

#### **Opportunities?**

After tenant exits, the building can be cut up to as much as 7 smaller units with multiple income streams

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#### **Threats?**

Service delivery could be considered a threat albeit that the property operates outside of the load shedding schedules as a result of it being located in the middle of high end consumers

## What is the reason for the sale?

Disinvesting

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