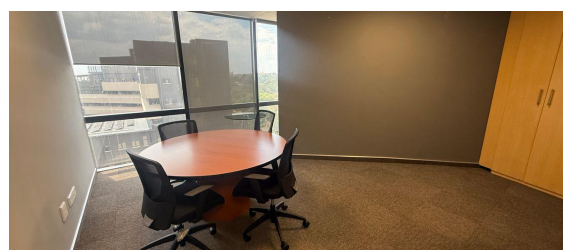
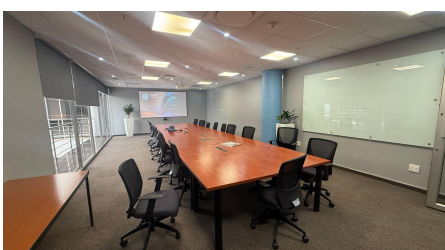
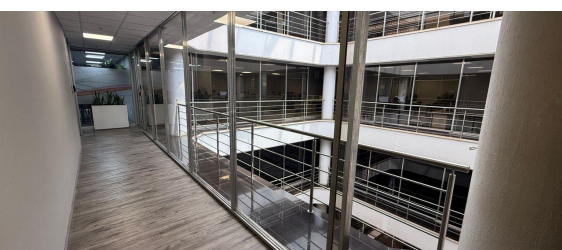




Johannesburg, Gauteng

**Free Standing Office Building
For Sale in Parktown**



This well-positioned 5054sqm B+ grade office building is offered for sale in the established commercial node of Parktown, set on a 4460sqm stand and directly opposite the iconic Sunnyside Park Hotel. The property comprises of four upper floors plus a ground floor and serviced by lifts. Parking is a key highlight, with 122 secure basement bays complemented by 76 open bays, ensuring convenience for staff and visitors alike. The building enjoys excellent accessibility, with easy access to major highways and close proximity to public transport routes, positioning it well for both corporate tenants and commuters. Internally, the offices are well configured and suitable for a range of business uses, while the building's solid structure and layout also present strong potential for residential conversion, subject to the necessary approvals. This versatile property is ideal for an owner-occupier, investor, or developer seeking a strategically located asset with long-term upside in a sought-after area.

R43,000,000
excl. VAT & Utilities

FEATURES

Building Size (m ²)	5,054
Land Size (m ²)	4,460
Title	Freehold
Zoning	Commercial
Security	Yes
Power 3 Phase	No
Air Conditioning	Yes

WEB REFERENCE NO.
COM30092

Go to 3cubeproperty.co.za
for more information about this property



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