

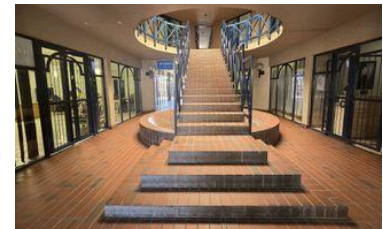


Kassel van den Berg
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Land Size (m²) 1,858
Floor Size (m²) 1,000
Security No
3 Phase Power No

Bathrooms 5
Pool Maybe



R6,500,000

Monthly Bond Repayment R61,901.02
Calculated over 10 years at 11.0% with no deposit.
Monthly Rates R15,000

Business building for sale in Upington central.

Fantastic Investment Opportunity! Multi-Tenant Office Complex in a Booming Location.

This multi-tenant office complex is bustling, making it an excellent investment opportunity for investors looking for reliable returns and significant growth potential. The office complex is in a prime spot with dual street frontage, making it highly visible and easily accessible to tenants and clients. Due to its location in a popular area in town, it offers an attractive option for businesses, providing convenience and exposure.

The building spans two floors, with the ground floor comprising five office areas/tenant spaces and separate storage rooms. A staircase leads to the first floor, ensuring seamless movement between levels for tenants and visitors. The first floor features an additional five office/tenant areas. The total leasable area of the building is 1022m², providing ample space to accommodate various businesses and operations. Each office has pre-paid electricity and air conditioning, ensuring tenants enjoy comfort and convenience. The building has communal gentlemen's and ladies' bathrooms, which provide shared facilities for all tenants. However, five offices enjoy the luxury of private bathrooms. The property has a second building on the other side of the premises that operates individually from the main building.

Ensuring the safety of the property is a top priority. The property offers 16 parking spaces, 13 covered and well-guarded. This ensures that tenants can focus on their work with peace of mind, knowing that their vehicles are in a secure area. The security measures guarantee the safety of the property and instill confidence in potential investors regarding the long-term stability of the property.

This property has a monthly income of approximately R100,000. It promises...

