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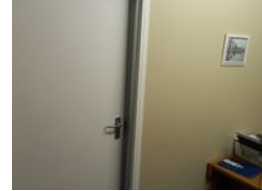
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52 Grosvenor road  
Fairway Office Park  
Bryanston  
2021



SOLE MANDATE

Web Ref CL1



R6,995,000



### Prime Commercial Property in Midrand - Ideal Investment Opportunity

Located strategically off the Allendale main route offramp, this commercial property offers a lucrative opportunity in one of Midrand's most coveted locations.

Currently tenanted with a solid income stream of R90,000 per month on a secure three-year lease, two tenants are on prepaid electricity, simplifying management and maximizing returns.

Featuring three spacious units that can be utilized as event hosting rooms or large offices, this property caters perfectly to a variety of business needs. With manageable expenses, including rates and taxes totaling R9,000, your overheads remain low while potential profits soar.

The prime location ensures a constant flow of bustling foot traffic and interactive clientele, making it an ideal spot for effective

### Features

**Zoning** Commercial

**Sizes**  
Floor Size 710m<sup>2</sup>