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Web Ref CPP4165



**R22,000,000**



### commercial building for sale in umhlanga rocks drive

Seize a prime investment opportunity with this distinguished commercial building located in Umhlanga. Offering a strategic position and exceptional features, this property is ideal for a range of commercial uses.

**Location:** Nestled in Umhlanga, this building benefits from a high-visibility location in the bustling Umhlanga area, renowned for its vibrant commercial activity and accessibility. The property is well-positioned in a gated office park. The area of the building is 1162sqm which is fully tenanted and producing a decent rental income.

Each office size is as follows:

- 1- 116.95sqm
- 2- 148.73sqm
- 3-265.69sqm
- 4-265.69sqm
- 5-312.72sqm

Each floor has its own kitchen net and separate male and female toilet.

This building is load shedding free as it has a backup generator. Roughly around 45 parking bays.

### Features

**Zoning** Commercial

#### Sizes

Floor Size 1,162m²  
Land Size 4,000m²