

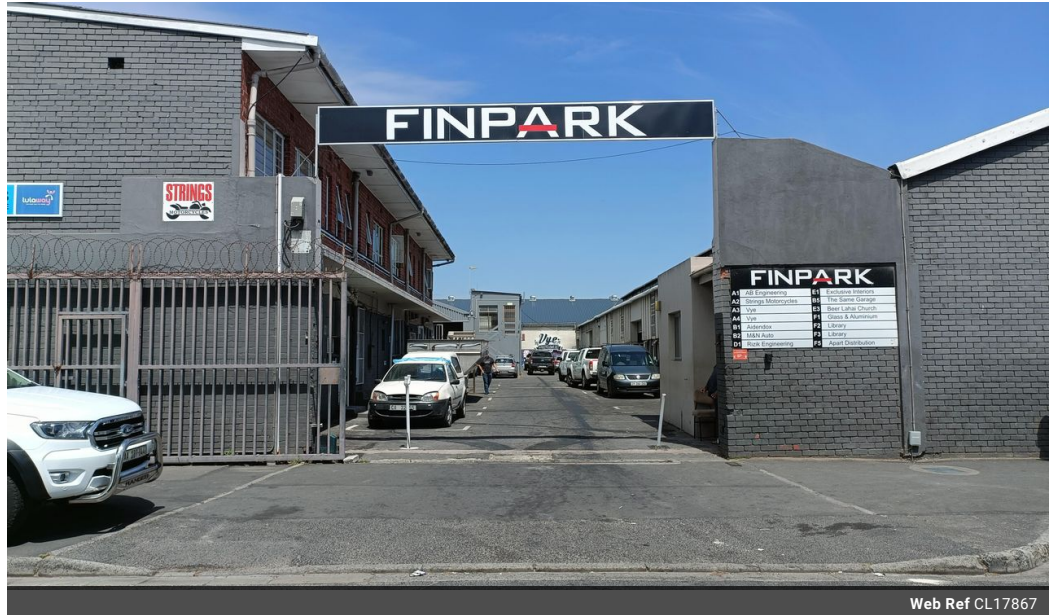


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R1,985,000

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Investment Opportunity: Tenanted Warehouse For Sale in Maitland's Finpark Industrial Park

Discover a lucrative investment prospect in the heart of Maitland - a 397 sqm tenanted warehouse space now available for sale. Located in the secure Finpark Industrial Park on 12th Avenue, this property offers a stable income stream with potential for growth in one of Cape Town's strategically positioned industrial areas.

Key features include:

- 24-hour secure, access-controlled industrial park
- 3.5m ceiling height in the warehouse
- Small office component for administrative needs
- 60 Amp 3-phase prepaid electricity meter
- 1 exclusive use parking bay and common area receiving bay
- Split into two independent areas (220m² and 177m²) with separate tenants
- Current net annual income of R166,416 ex VAT
- Option for sale as a going concern or with vacant occupation

Features

Title	Sectional			
Building Name	Finpark			
Zoning	Industrial			
Interior		Exterior	Sizes	
Power 3 Phase	Yes	Security	Yes	Floor Size
		Open Parking Bays	4	
		Parking Ratio	1 bays / 100 m ²	397m ²

Extras
 Security 24 Hour Access

