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Web Ref RL14847



**R13,950,000**



0 0 7

**Monthly Bond Repayment** R141,624.44

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,450,514.00 **Bond Costs** R103,785.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R9,800

## Commercial site for rezoning and development in Midrand in Blue Hills A.H.

One of the last big stands left in the area, which is experiencing significant urbanisation. Access to the property is via two side roads. The property is currently generating a monthly income of over R160,000. It is located 4 km from Blue Hills Shopping Centre. Currently zoned as agricultural, the property has substantial development potential.

Adjacent to the office is the main house with 3 bedrooms, 3 bathrooms, 3 reception rooms, and a study. Additionally, there are 7 rented cottages as part of the residential component, which includes its own games room, swimming pool, and braai area. The main revenue is collected from 160 storage units, totalling 2880 m<sup>2</sup>, plus income from Wi-Fi towers installed on the far corner of the property. There is a borehole for water; however, municipal water is available as well. Don't miss out...

## Features

**Pets Allowed** Yes

**Interior**  
Furnished No

**Exterior**  
Garages 7  
Carports / Parkings 1  
Security Yes  
Dom. Accom. 1  
Pool Yes  
Views False

**Sizes**  
Floor Size 3,900m<sup>2</sup>  
Land Size 8Ha