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### NEW





# POA



### Architectural Landmark For Sale With National Tenant

ntroducing a landmark investment in Polokwane's automotive corridor. Positioned in Baobab Gardens, Bendor's premium business hub, this architecturally iconic motor dealership offers a rare opportunity to acquire a high-performing asset with a nationally anchored tenant in place. Spanning almost 4,500m<sup>2</sup> of lettable space on a generous 13,179m<sup>2</sup> erf, this purpose-built facility includes a state-of-the-art showroom, workshop, car wash, and ample parking—designed to meet the highest standards of the automotive industry. With a 180-degree glass façade facing bustling Munnik Avenue, the property commands unmatched visibility and foot traffic, making it a cornerstone of the city's commercial landscape.

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Underpinned by a secure Triple Net Lease (NNN) until 2026, this investment guarantees stable, passive income with all

#### Features

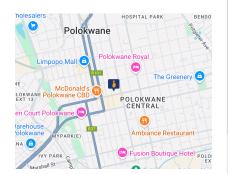
Zoning Retail

Interior Air Conditioning

Yes

Exterior Open Parking Bays **Sizes** Floor Size Land Size

4,442m<sup>2</sup> 13,179m<sup>2</sup>



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