



Marieke Meiring
062 822 1091
marieke@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

Loft Office 6
The Woodmill Lifestyle Centre
Vredenburg Road
Devonvallei
Stellenbosch
7600



SOLE MANDATE

Web Ref CL577



R10,250,000

Monthly Rates R6,352 Excl. VAT



Commercial Property Investment Opportunity.

Exclusively Marketed by Meridian Realty.

This prime commercial property offers a diverse tenant mix, strong rental income, and built-in growth with annual escalations. With a potential 8.7% nett return, this is a standout investment.

Current Income:

Shop 1 – Shop 4 Combined Income of R74,139 (excl. VAT & utilities).

Shop 5 (Upstairs): Vacant (potential income: R20,000pm excl. VAT & utilities).

Lease Escalations:

Most leases include a 7% annual escalation, ensuring steady rental growth.

Expenses:

Property Taxes: R4,479pm

Basic Rates:

- Electricity: R1,793pm

- Water: R80pm

Features

Zoning Retail

Sizes

Floor Size 1,200m²

Land Size 652m²

