

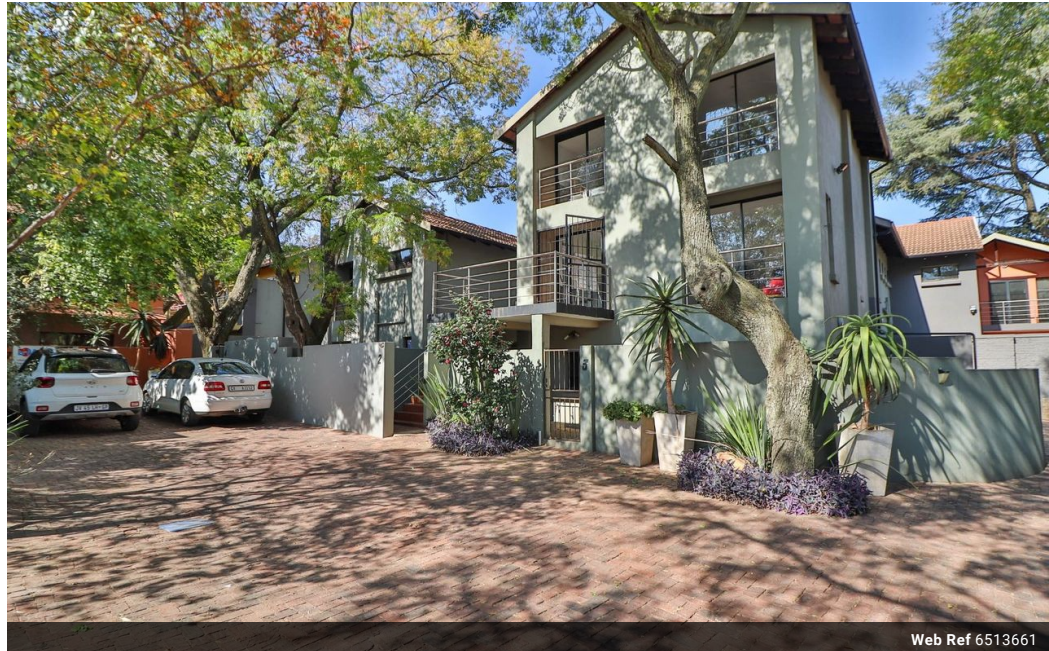
**Alett Nel**

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**R8,200,000**



854m<sup>2</sup> Office For Sale in Bramley

EXCELLENT INVESTMENT OPPORTUNITY – PRIME LOCATION RESIDENTIAL AND OFFICE BLOCK ON CORLETT DRIVE IN THE LEAFY SUBURB OF BRAMLEY

PRICE EXCLUDES VAT

Eleven office units, with ample parking, situated on Corlett Drive in the leafy suburb of Bramley. The current layout is perfect for conversion into a boutique hotel, residential units, student accommodation or an upmarket B & B.

Consists of two properties – one with business zoning, the other zoned Residential 1 with Consent Use.

Approved plans available.

Current potential rental income: R120 000 – R200 000

The office and residential park is developed over two stands, each measuring 1 487sqm. The property on offer, can be sold as two separate properties or as one property made up of two title deeds.

## Features

**Zoning** Commercial

### Sizes

|            |                     |
|------------|---------------------|
| Floor Size | 854m <sup>2</sup>   |
| Land Size  | 2,974m <sup>2</sup> |