



**Alett Nel**  
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Web Ref 6222325



**R4,700,000**

Monthly Rates R1,598 Excl. VAT

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EXCELLENT INVESTMENT OPPORTUNITY ADJACENT TO MENLYN WITH SPECIAL APPROVED ZONING FOR DEVELOPMENT

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PRICE EXCLUDES VAT

This is a rare opportunity for developers and investors in the fast-developing area in Pretoria East, where the seller obtained the correct zoning and authorisations to develop.

Large perfectly situated property adjacent to Menlyn, near all the major arterial routes, business centres and academic institutions.

Zoned for offices and dwelling-units and currently utilised as professional offices (6 offices). With no additional changes, this could be a spacious residence or used as student accommodation with Varsity College a mere 590 meters walk from there, prior to redeveloping the property.

### Features

**Zoning** Commercial

**Sizes**

Floor Size 1,983m<sup>2</sup>  
 Land Size 1,983m<sup>2</sup>

