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Shop 26 Pretty Gardens  
Langenhoven Park  
Bloemfontein



Web Ref CL191



**R7,420,000**

Monthly Rates R20,000 Excl. VAT

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### Office and Apartment Space For Sale

This is a great investments property.  
It has 29 offices and 9 apartments.

Situated right opposite the new Department of Home Affairs and - Labour building and around the corner from the Lekwa Local Municipality building. Also just round the corner of the Main Street.

Apartments:  
5 x 2 Bedroom apartments  
4 x 1 Bedroom apartments  
Combined Income of R32000

29 offices spread out over 2 floors with bathrooms on every floor.  
Enclosed entertainment area with built-in braai for the offices.  
There are offices clustered together, that are secure behind a safety door and has a built-in walk-in safe and air conditioning unit.

A total of 3 walk-in safes.

Existing guaranteed income of R37000 for the next 3 years for the offices currently rented out

### Features

<b>Title</b>	Freehold			
<b>Zoning</b>	Mixed Use			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Power 3 Phase	Yes	Covered Parking Bays	9	Floor Size
		Open Parking Bays	3	Land Size
				1,646m <sup>2</sup>
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