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Contact Home and Hectare Free State

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Shop 26 Pretty Gardens  
Langenhoven Park  
Bloemfontein



Web Ref RL5206



**R1,070,000**

**Monthly Bond Repayment** R11,044.42  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00    **Bond Costs** R25,220.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

🛏 6    🚿 2.5    🏠 2

Commercial property on main street

Return on Investment Opportunity!

Workshop with storage buildings and flats for sale.  
This property has loads of features.

If half of the sections get rented out, then you will break even, if every area gets rented out, then you will make a neat profit.

Workshop:

3 x roll down doors opening up onto the main street and an office area  
Single phase electricity and alarm system.

Store rooms:

3 x storage areas of 4x9m each. Can be rented out separately for R500 - R1100 each.  
Currently one is being rented out. Please enquire with Zenia for specifics.

Store Room 1:

Phase 1 electricity and alarm  
Currently rented out for R3200 per month

## Features

### Interior

Bedrooms	6
Bathrooms	2.5
Kitchens	1.5
Recep. Rooms	1
Studies	1

### Exterior

Garages	2
Security	Yes
Dom. Accom.	1
Pool	No

### Sizes

Land Size	1,487m <sup>2</sup>
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