

PROPERTY FOR SALE

SAC's Centre Saxenburg Park 1

Unit 4

Size: 317m²

Title Deed: ST4993/2013

Zoning: General Business 1

Property Expenses:

Unit 4

Rates & Taxes: R 3,900 per month

Levies: R 2,000 per month

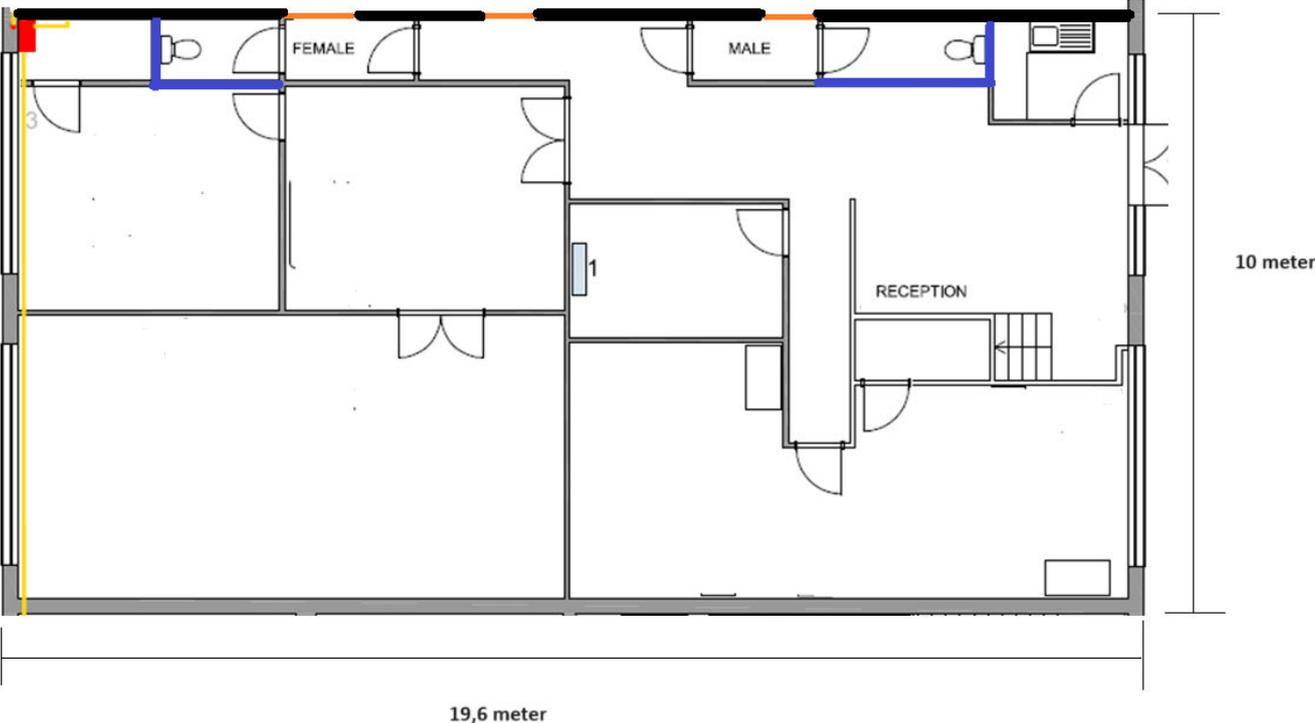
Property Overview:

Sac's Centre is a sectional title scheme consisting of two buildings that comprises of a blend of offices, showrooms, and workshop facilities.

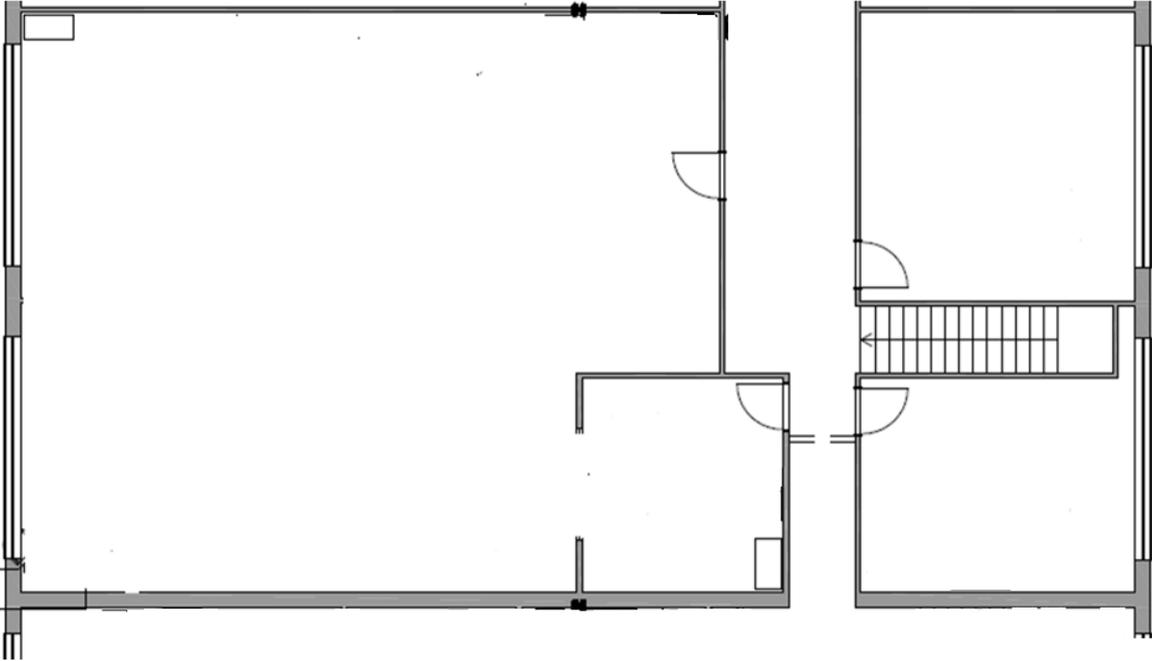
The buildings are constructed with a combination of steel and brick structures, featuring part face brick walls, large steel framed windows and extra length roller shutter doors.

Situated within Saxenburg Park 1, Sac's Centre boasts a favourable location with easy access to the R 301 and Stellenbosch Arterial. Various essential amenities are conveniently located in close proximity.

GROUND FLOOR PLAN:

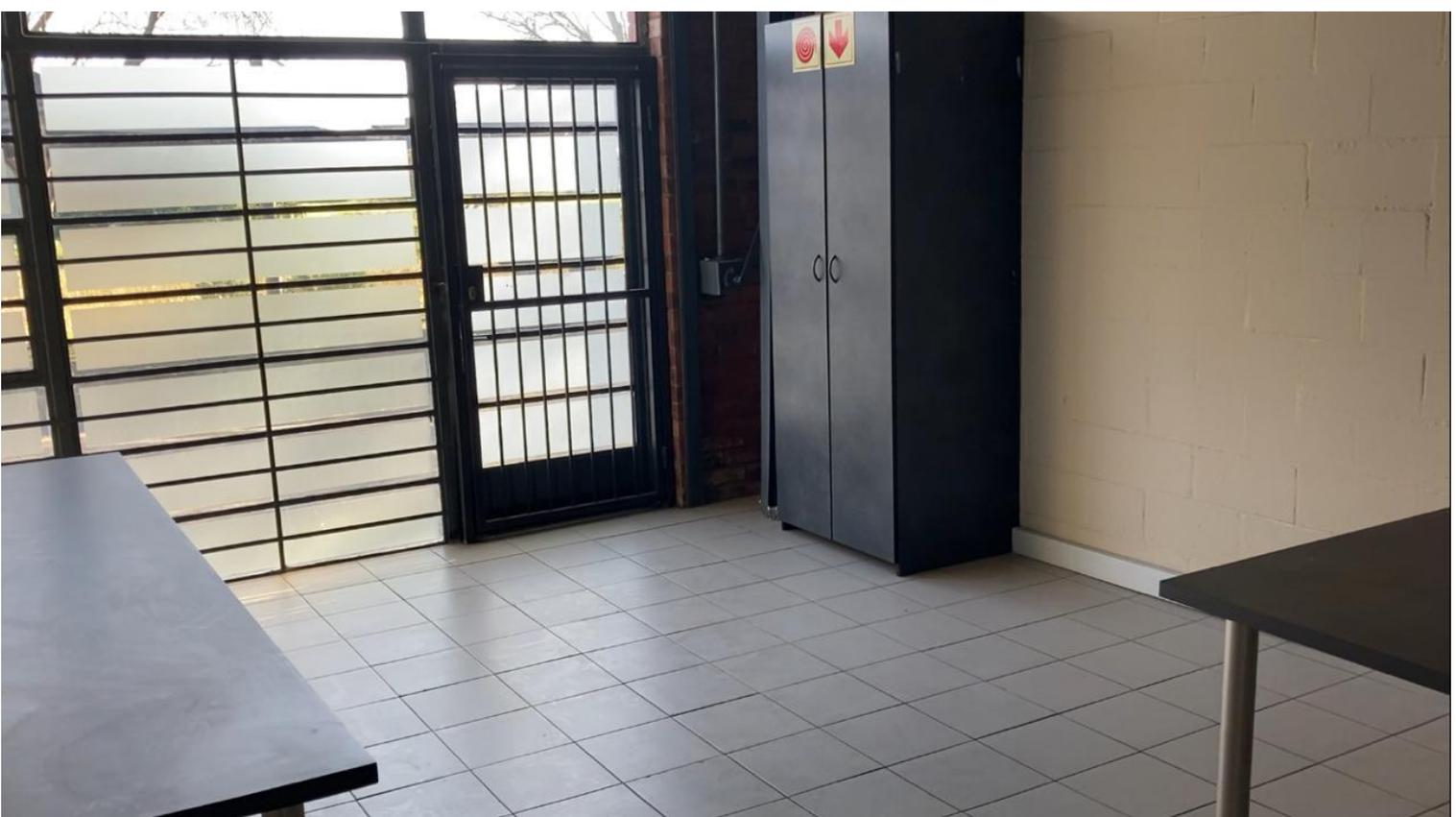


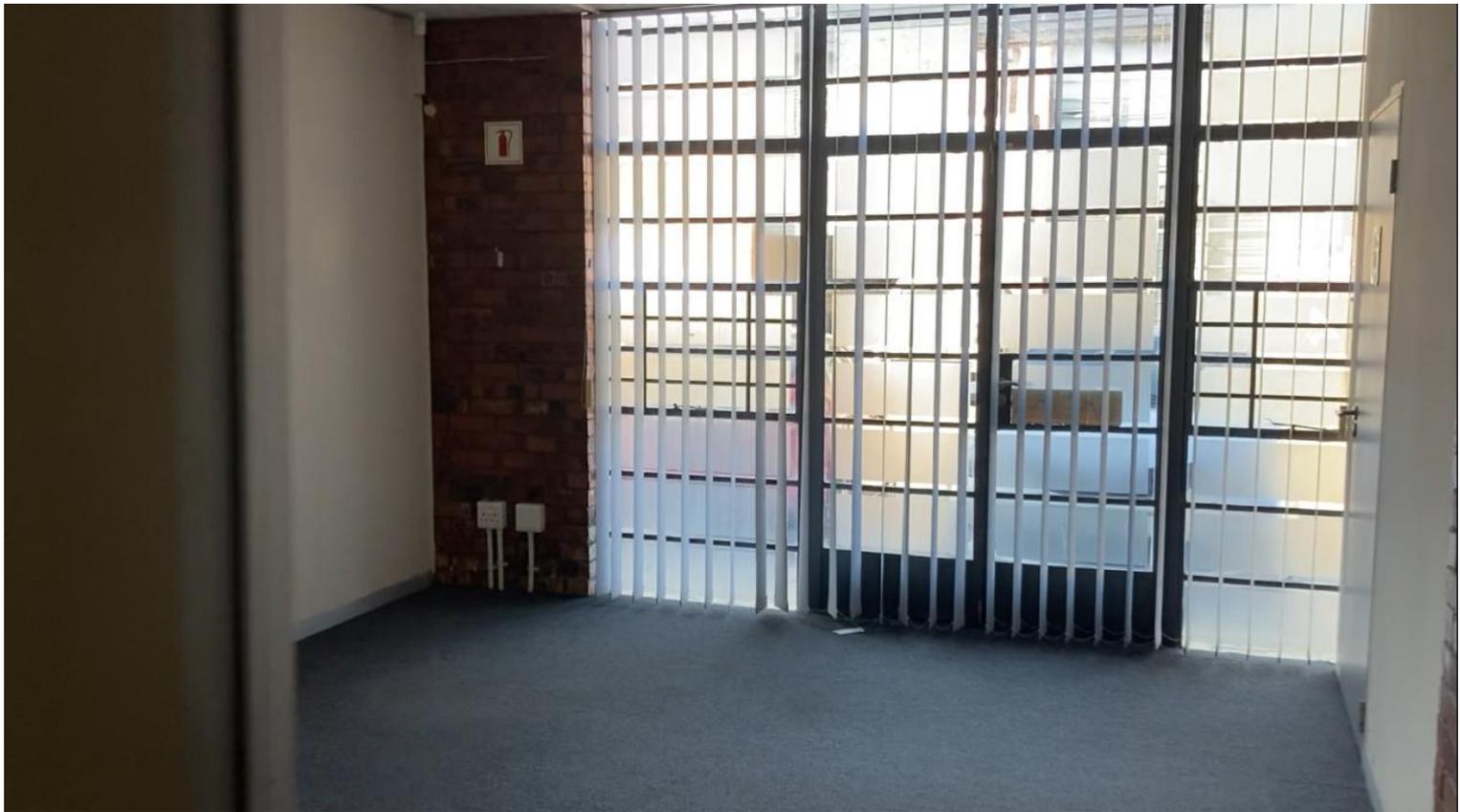
FIRST FLOOR PLAN:











COMPARABLE SALES:

Property description

Section 15 SS Sac's Centre (542/2007) situated on Erf 756 Rustdal
Light industrial / Business
266 m ²
R 19 950
R 3 990,00
R 191 520
R 2 185 000
12 October 2022
9%
R 75,00 R/m ²
R 8 214 R/m ²



Comments This unit is forms part of the same development as the subject units in Rustdal. It offers similar light industrial/Business accommodation which is considered to be the most comparable. This can give a good indication of achievable selling rates for light industrial sectional title units in Saxenburg Park.

Property description

Section 2, SS ADF CENTRE (336/2008), Saxenburg Park 2, 5 Vonkel Street, Rustdal
Light industrial / Business
250 m ²
250 m ²
R 18 250
R 3 650
R 175 200
R 2 012 500
2 September 2022
8,7%
R 58 R/m ²
R 73 R/m ²
R 8 050 R/m ²
R 8 050 R/m ²



Comments This unit is situated in Saxenburg Industrial 2 in Rustdal. It offers similar light industrial/Business accommodation considered to be inferior to the subject property in terms of location. This can give a good indication of achievable selling rates for light industrial sectional title units in Saxenburg Park. The price above appears to include VAT.