Harcourts Dunn



Riaan Grobbelaar 074 293 3576 riaan.g@harcourts.co.za



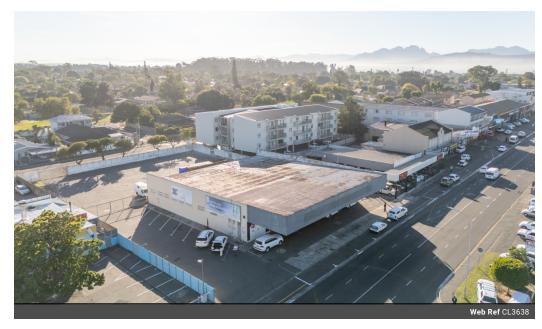
Wendy Worthington 079 017 3022

wendy.w@harcourts.co.za

Contact Harcourts Dunn

021 8212237

134 Edward Road Belville CapeTown 7550











R17,850,000





FOR SALE - Mixed-Use Development & Income Opportunity, 43 Strand Street, De La Haye

Harcourts Commercial is pleased to present this rare freehold property on Strand Street, De La Haye, comprising a fully tenanted commercial building plus a large vacant rear erf—ideal for a JV with a developer to deliver high-density residential whilst retaining secure rental income.

Property Highlights

- Anchor business: Liquor wholesaler/distributor occupying 832 m² under a long-term lease expiring 30 Sep 2029, with 7% p.a. step escalations
- $\bullet \ \, \text{Development land: } \pm 1\,700\,\text{m}^2 \, \text{vacant rear erf included-level, serviced and primed for rezoning to apartments}$
- Recoverable expenses: 100% of municipal rates (R 94 668 p.a.) & electricity consumption recoverable from tenant
 Prime location: 3 420 m² stand on a busy arterial, excellent street frontage, high traffic counts and easy access to public
- ransport.

Financial Overview

Features

Zoning Commercial

Sizes

 $\begin{array}{ll} \hbox{Floor Size} & 832 m^2 \\ \hbox{Land Size} & 5,120 m^2 \end{array}$

