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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
- Development land: ±1 700 m² 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 transport

Financial Overview

Features

Zoning Commercial

Sizes

Floor Size 832m²
Land Size 5,120m²

