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## POA

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FOR SALE – Retail Centre, 176 Durban Road, Bellville

Harcourts Commercial is proud to present this prime retail centre, occupying a 2 093 m² stand at the corner of Durban Road and Frans Conradie Drive in Bellville. Strategically located just one minute from the N1 Freeway, the property benefits from excellent visibility to both high-volume vehicular traffic and steady footfall from surrounding residential and commercial nodes.

This fully tenanted asset comprises eight established retail units, delivering a secure and growing cash flow underpinned by long-standing tenants and low turnover risk. Key features include:

- Eight retail units across a total lettable area of 1 438 m²
- Excellent street frontage with prominent signage opportunities
- Ample on-site parking and easy access to major transport routes
- Strong tenant mix, reflecting minimal vacancy and stable income

## Features

**Zoning** Commercial

### Sizes

Floor Size 1,438m²  
Land Size 2,093m²

