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R2,950,000

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### Income Generating Property - Fixer Upper

Empangeni Mini Factories. The building is currently divided into five mini-factories and could be further divided should the need required. It is fully fenced with a driveway gate. Also has parking for all factories. All units have their own set of toilets, showers, and kitchenettes.

Unit 4 and 5 have garage door access and unit 1 has a mezzanine level. Factory 1 and 2 are 246 m<sup>2</sup> each, factory 3 is 155 m<sup>2</sup>, factory 4 with mezzanine level is 255 m<sup>2</sup>, factory 5 is 146 m<sup>2</sup>. Consisting of 6 offices.

If all units were let, there will be a monthly income of R57 816.25. Sewerage, water and refuse removal is paid by the tenants over and above the rent.

The property needs TLC.

### Features

**Zoning** Commercial

#### Sizes

Floor Size 1,048m<sup>2</sup>

Land Size 2,341m<sup>2</sup>

#### Extras

Concrete Needs Renovation Brick Near Public Transportation On Quiet Road City Center