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R4,900,000



### Well Located Office Building in Braamfontein

Business 1 Zoning Allows for a wide variety of uses.  
Three Stories plus a small basement.  
Beautiful Offices in a Gated area.  
Possible Rental Option for R60,000pm  
Possible student accommodation conversion opportunity.

Corner property on very visible Braamfontein Intersection.

Great existing office for Government, NGO or Education Property etc.

Good Signage Opportunity.

Surrounded by various leading education institutions, office and retail offerings.

Close to various transport hubs (Park Station, N1, Gautrain).

### Features

**Zoning** Commercial

#### Sizes

Floor Size 700m²  
Land Size 249m²

#### Extras

Brick On Busy Road Renovated Kitchen - Extra Near University/Campus Concrete City Center  
High Traffic Frequency location Near Schools