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## POA

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### Exceptional Commercial Investment in Voorbaai, Mossel Bay

This is a rare opportunity to secure a high-yield, fully-tenanted commercial property in the heart of Voorbaai, Mossel Bay. With 3694m<sup>2</sup> of rentable space across multiple unit types, this property is a cash-flowing gem offering immediate returns and significant growth potential.

Property Features Include

- 11 Retail Shops with established tenants in a prime commercial location
- 7 Store Rooms providing versatile storage solutions
- 12 Residential Flats, catering to the growing demand for rental accommodation
- 1 Office Space, ideal for professional services
- 7 Workshops for small businesses

Ample Undercover Parking ensuring convenience for tenants and clients

An Unmissable Investment Opportunity

Immediate Rental Income- Fully leased with established long-term contracts, guaranteeing steady cash flow from day one.

### Features

**Zoning** Mixed Use

#### Sizes

Land Size 3,169m<sup>2</sup>

#### Extras

Near Motorway Balcony Covered Parking Frequency location North Pets Not Allowed Near Shopping Mall Lift-Elevator Near Highway Brick City Center Garage Good reachable traffic Common Areas Near Fitness centre Modern Air Conditioning Unit