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146 Willem Botha Street  
Wierda Park  
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431m<sup>2</sup> Retail For Sale in Rooihuiskraal



Web Ref CL3321



**R4,350,000**

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431m<sup>2</sup> Retail For Sale in Rooihuiskraal

**Exceptional Investment Opportunity: Retail Strip in Prime Location**

This outstanding property presents a unique investment opportunity, featuring a former residence that has been expertly converted into a thriving retail strip. Spanning 431 square meters, it comprises five spacious, well-designed retail units with excellent visibility.

**Key Highlights:**

**Total Area:** 431 square meters, divided into five retail shops

**Rental Income:** Generates a reliable monthly income of over R45000

**Prime Location:** Situated in a high-traffic area, ensuring strong visibility and consistent customer flow

**Versatile Use:** Suitable for various retail or office tenants, accommodating a wide range of businesses

**Stable Investment:** Long-term lease agreements with dependable tenants already in place

## Features

**Zoning** Commercial

### Sizes

Floor Size 431m<sup>2</sup>  
Land Size 1,203m<sup>2</sup>