

# R3,500,000

Premium Land for Sale - Cascades Road, Little Falls, Roodepoort

 **3502 m<sup>2</sup>**

This easily accessible piece of land is strategically positioned just off Hendrik Potgieter Road, offering unparalleled convenience for businesses. Nestled behind Leroy Merlin and adjacent to Cure Day Hospital, the property enjoys dual access from Cascades Road and Lubbe Rouge Street, ensuring optimal visibility and ease of entry. With its Business 1 zoning, the 3,502m<sup>2</sup> erf is brimming with potential for a wide range of commercial ventures. Available immediately.

The property is ideally situated between two bustling retail hubs, Lifestyle Crossing Centre and Kwen Square, placing your business at the heart of a thriving commercial district. Its proximity to main arterial routes, restaurants, shops, and essential amenities further enhances its appeal, making it a prime spot for enterprises seeking high traffic and accessibility.

Sale Price: R3,500,000 excluding VAT.

<b>Sale Price</b>	R3,500,000 Ex Vat
<b>Lease Period</b>	-
<b>Available From</b>	-

Floor Size m <sup>2</sup>	3502	Security	-
Parking Bays	-	Air Conditioning	-
Title	-	Generator	-
Zoning	Commercial	Fibre	-

## CONTACT US

Call the Officeplace Broker

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