



Jan De Vos
082 461 3944
j.devos@pdlprop.co.za

Contact Head Office

013 7527333

1st Floor, Midcity Building, 37 Brown Street,
Nelspruit, 1201



Web Ref CL631



R5,300,000

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Professional Commercial Property For Sale – Nelspruit CBD

Size: 352 m² (GLA)

Positioned on a prime corner in Nelspruit's CBD, this well-established commercial building offers modern office space designed for professionals. With flexible units ranging from 105 m² to 145 m², this property is perfectly suited for medical, legal, financial, or consulting practices.

Property Features

- Total GLA: 352 m²
- Unit Sizes: 105 m² – 145 m²
- On-site & Street Parking – ample space for staff and clients
- Reception Area – professional client-facing entry
- Kitchenette – convenient staff facilities
- Server Room & Storage Room – practical for modern business needs
- Bathrooms – neat and accessible
- Backup Generator – ensures uninterrupted operations

Location Benefits

- Situated near Ferreira Street, offering excellent visibility and accessibility

Features

Zoning Commercial

Interior

Power Amps 60

Sizes

Floor Size 352m²