



# BUSINESS REPORT

Date: **4th February 2026**  
Business Reference:**33955**

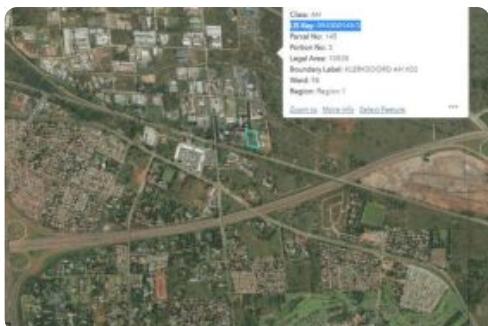
About the Business:

## **Vacant property for light industry near Rosslyn**

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The property is in an area earmarked for light industries. Size 1,05 hectare with good stable soil for foundations. Access to High way and provincial roads nearby.

# Vacant property for light industry near Rosslyn



Sector: **Property**

Asking Price:

**R 1,650,000**

Asset Value:

**R 1,650,000**

Stock Value:

**R 0**

Yearly Net Profit :

**R 159,600**

Monthly Profit:

**R 13,300**



# Business Report

## What are the main assets of the business?

The main asset is the one hectare vacant land in Klerksoord industrial area.

## Strengths?

The property is ideally situated near main roads in this area earmarked for a formalized industrial development.

The Buyer can plan and develop its own needs.

There is no clay on the site.

The surrounding sites have already been developed.

## Weaknesses?

The roads are not currently tarred, but Tshwane municipality has plans to upgrade the roads and stormwater.

## Opportunities?

Developing the property will add value and capital growth.

## What is the reason for the sale?

The Owners want to consolidate their businesses.