business
for sale



BUSINESS REPORT

Date: **5th November 2026**
Business Reference:**37649**

About the Business:

Land for development of fuel station - Ekurhuleni(Very Negotiable Cash Price)

Unlock the potential of this strategically located, business-zoned property in the bustling heart of Ekurhuleni. Boasting public garage rights, this site is ideal for commercial development in a high-traffic area just minutes from OR Tambo International Airport. The majority of the planning process (site and retail license included) is approved.

Land for development of fuel station - Ekurhuleni(Very Negotiable Cash Price)



Sector: **Property**

Asking Price:

R 6,000,000

Monthly Profit:

R 0

Asset Value:
R 0

Stock Value:
R 0

Yearly Net Profit :
R 0

Business Report

What is the zoning of the property and what can be developed thereon?

Business 2 zoned with Fuel Station rights

Are there building plans available?

The owner has initiated a basic design and floor layout done by architect

What is the erf size and the size of the buildings?

The building plans and drawings indicate a planned property sized at 13 400 m2.
Thee erf itself is 1.34 hectares.

Does the business have any contract work?

The stand needs to be developed and currently there are no agreements / arrangements with any of the fuel companies.

What competition exists?

There are one filling station plus/minus 3 km's away with definite indication of demand for another.
The erf is well located and very suitable for the purpose.

In who's name is the property registered?

The property is registered in the name of a close corporation of which the owner holds 100% of the members interest.

(The close corporation is NOT registered for VAT)

What is the Owner's involvement in the development?

The owner envisaged the development of a filling station on the property and has been directly involved through the whole process of obtaining council permission as well as discussions / negotiations with government officials and fuel supplier.
The seller is willing tot assist, where needed, to kickstart the project and see the development through to finalization.

What is the square meters of the business?

1.34 Hectares - Business Zoned stand with a fuel station design.

Do you require a licence?

Retail and Site License pending from Dept Energy

Are copies of agreements available?

All planning processes completed and such documents and records are available. These processes are in an advance stadium.

Strengths?

Owner willing to work with buyer to achieve final outcome and to assist with finalising outstanding processes
Supply and Operating agreement with Fuel Supplier
Signed bulk services agreement with Ekurhuleni Town Council
Good location
Traffic counts done
Environmental studies done
Wayleaves approved
Main sewer, water and stormwater lines already done
95% of documents sorted
(Drawings, plans, layouts and other documents neatly filled and available)

Weaknesses?

Contributions of about R 1.8 million needs to be paid towards bulk service connection / agreement.

Opportunities?

Boksburg is a busy area with high traffic volume on main streets and roads.
The erf is located on the main road between Boksburg and Germiston
Shop will also create extra sales opportunities
On this site and on the suggested SDP layout is a tyre fitment, motor spares, bottle store and 2 drive through opportunities
Land bordering the site is also up for development

Threats?

Dragging council and government processes

What is the reason for the sale?

Owner aging and wants to retire

Why is this property a good investment?

Opportunity fairly priced given that the "value added processes" have been completed.
The property is zoned correctly and lends itself to the establishment of other retail opportunities