



# BUSINESS REPORT

Date: **4th February 2026**  
Business Reference: **37928**

About the Business:

## **A-Grade Licensed 60-Bed Psychiatric Hospital – Immediate Occupation | R18m | ±R2.0m GAI Potential**

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- Fully Licensed for Psychiatric Hospital (60 Beds) • Prime standalone investment (Unit 12B sold separately).
- Vacant, A-grade, move-in ready; exceptionally well maintained.
- Minimal immediate capex required; core elements in excellent condition.
- Proven NNN tenant suitability (previously leased to

Eduvos). • Attractive entry price: R18 million (owner-occupier or investor). • Strong income potential: GAI/Projected income ±R1,997,424 p.a. • Lean operating profile: annual expenses ±R124,719. • Major upside for mixed-use redevelopment (subject to approvals). • Modern medical infrastructure: lift access, ward ablutions, canteens. • Excellent node/access: near Vaal Mall & VUT. • Fast activation: immediate occupation or quick re-letting.

## A-Grade Licensed 60-Bed Psychiatric Hospital – Immediate Occupation | R18m | ±R2.0m GAI Potential



Sector: **Property**

Asking Price:

R **18,000,000**

Monthly Profit:

R **0**

Asset Value:

R **0**

Stock Value:

R **0**

Yearly Net Profit :

R **0**