



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

- 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.

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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