business
for sale



BUSINESS REPORT

Date: **5th November 2026**
Business Reference:**BFS00358**

About the Business:

Units for sale in an office block in a fast growing town in the southern suburbs

This quant town is known for its quiet, village-like atmosphere, tree-lined streets, and historic thatched roof houses. It is highly central and conveniently situated within a 15-minute drive of the major city hubs and the airport

The town also houses various conveniently placed shopping centres and office blocks. The popularity of these office blocks have increased % wise more than other areas due to its well kept infrastructure and road works- companies have moved out of the CBD of Cape Town due to various reasons and invested in their own offices where they can have an increase in value on their investment

The average price for offices in this town is around R13,75 million, with an average square meter price of R14,124

This specific offering is now for 3 units in a well maintained office block, with square meters of 527

The rest of the office block is occupied by professional organizations and long term tenants

These specific 3 units have got new renovation plans for the inside to accommodate conferences/webinars etc

Units for sale in an office block in a fast growing town in the southern suburbs



Sector: **Property**

Asking Price:

R 7,800,000

Monthly Profit:

R 70,000

Asset Value:
R 0

Stock Value:
R 0

Yearly Net Profit :
R 840,000

Business Report

How long has the business been established?

2000

What is the approximate age of the buildings?

26 years

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

Offices

Are there building plans available?

Yes

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

Buildings 527 square meters

Is the business VAT Registered?

Income for these 3 units is on average R70,000 excl VAT pm, but can be negotiated up to R80,000 excl VAT

Selling price

R7,8 million- working on the above R70,000 pm rental income, it will give a buyer a ROI of 11% which is above the average of office blocks where a ROI of between 8-10% is achieved