

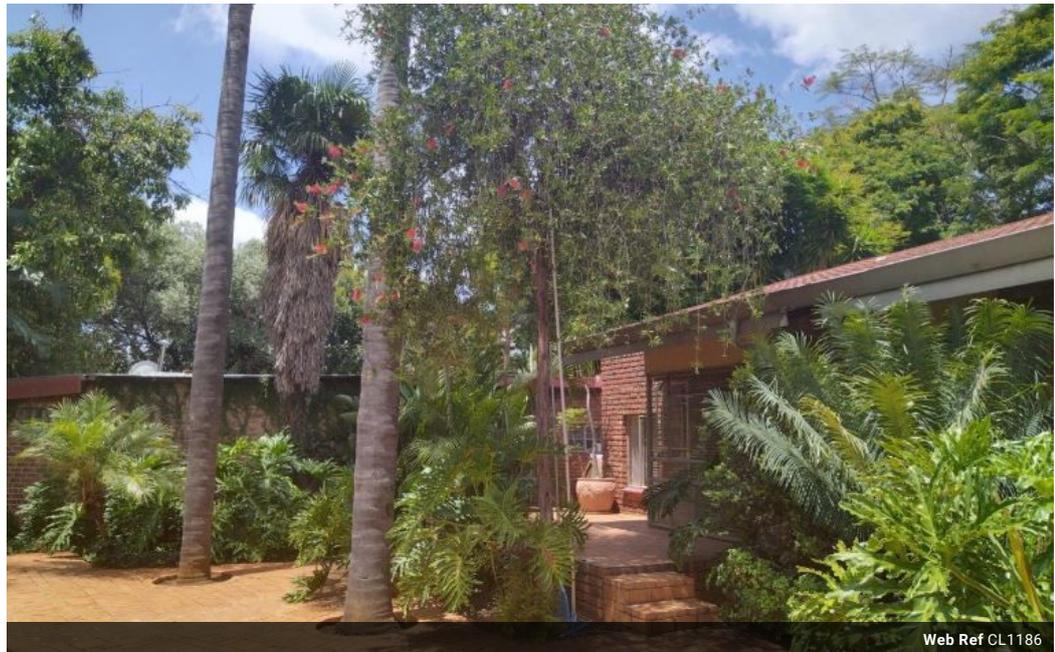


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46 13th Street  
Menlo Park  
Pretoria  
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Web Ref CL1186



R3,300,000

Monthly Rates R994 Excl. VAT

6 0

Location Location Busy feeding street with excellent visibility

This property is presently zoned Res 1, but due to the busy street is earmarked by the 2022 Spatial Development Framework for business / offices. Establish your dentist/ dental consulting rooms with other medical suppliers like physio and or speech therapist. Also suitable for attorneys, architects and other professionals.

### Features

**Zoning** Commercial

**Exterior**  
Covered Parking Bays 6

**Sizes**  
Floor Size 265m<sup>2</sup>  
Land Size 950m<sup>2</sup>