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46 13th Street  
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NEW



SOLE MANDATE

Web Ref CL4126



R4,995,000

Monthly Rates R3,304 Excl. VAT



A beautifully situated property for Sale in Menlyn Node, Lynnwood Glen, Pretoria

This versatile and well-designed property is perfectly situated in the thriving Menlyn Node area of Lynnwood Glen, Pretoria. Ideal for a medical clinic, office block, or other professional services, this property offers a range of features that make it an attractive proposition for businesses and professionals. Re-zoning for business or medical clinic purposes will have to be done.

Key Features:

- Dual Reception Areas: Two separate reception entrances allow for multiple tenants or practices to operate independently
- Offices/Surgeries: 8-10 spacious offices or surgeries, each equipped with air conditioning for a comfortable working environment
- Boardrooms: 2 potential boardrooms, perfect for meetings, training sessions, or consultations

## Features

**Zoning** Commercial

### Sizes

Floor Size 425m²  
Land Size 1,027m²