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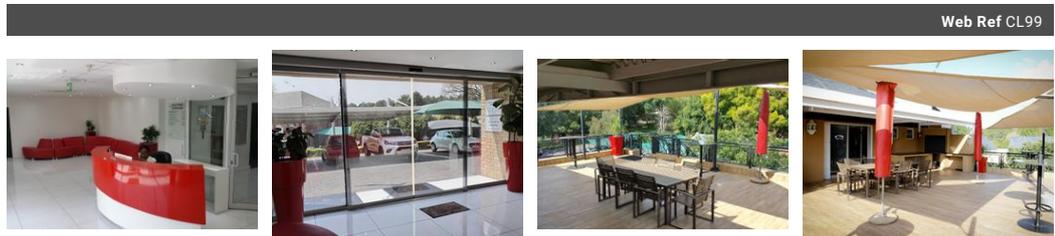
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No 1 Bank Street (Corner Bank Street and Marine Drive)  
Margate  
KwaZulu Natal



Web Ref CL99

**R13,995,000**

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### Exceptional Office Building for Sale in Bryanston

Are you looking for an incredible investment opportunity, or to buy into a part of this PropCo in the Bryanston? Look no further! We are thrilled to present this meticulously refurbished tech savy office building that offers not only prime commercial space but also a steady income stream from storage tenants. This property is a gem in every sense, and here's why:

**Income Streams:**

\* Commercial Tenants: The building is currently occupied by a mix of reputable commercial tenants, ensuring a consistent and attractive rental income.

\* Storage Tenants: Benefit from additional income generated by reliable storage tenants, adding to your revenue.

**Property Highlights:**

\* Solar Backup Power Supply: This office building is equipped with a solar backup power supply, ensuring uninterrupted operations

### Features

|                         |   |
|-------------------------|---|
| <b>Title</b>            | Freehold  |
| <b>Building Name</b>    | iFactory Place                                    |
| <b>Zoning</b>           | Commercial  |
| <b>Exterior</b>         | <b>Sizes</b>                                      |
| Open Parking Bays    50 | Floor Size                    1,289m <sup>2</sup> |
|                         | Land Size                     4,236m <sup>2</sup> |