

6 OCTOBER 2026



PARK VILLAGE AUCTIONS

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SIMULCAST AUCTION

BUYERS — **INFORMATION PACK**

PRETORIA NORTH COMMERCIAL INVESTMENT PROPERTY

299 Burger Street, Pretoria North, Gauteng

Multi-Tenanted Commercial Office Investment Opportunity in Pretoria North



www.parkvillageauctions.co.za



Hettelien: 051 430 2300
Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

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2,552 m²



Property Overview

Property Type: Multi-Tenanted Commercial Office Building

Property: Portion 0 of Erf 695, Pretoria North, Gauteng

Better Known As: 299 Burger Street, Pretoria North

Registered Erf Size: 2 552 m²

Approx. Total Building Area: 1 298 m²

Ground Floor: ±795 m²

First Floor: ±503 m²

Parking: ±52 Bays

Zoning: Commercial

Title Deed Number: T66541/2003



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Property Description

Portion 0 of Erf 695, Pretoria North, Gauteng

BETTER KNOWN AS 299 BURGER STREET, PRETORIA NORTH

Registered Size: **2 552 m²** | Total Building Area: **1 298 m²**

Title Deed Number: **T66541/2003**

Better Known As: 299 Burger Street, Pretoria North, Gauteng.

Situated in Pretoria North, the property offers an established commercial investment opportunity within a mixed commercial, medical and higher-density residential node. The improvements comprise a double-storey office building with multiple separately lettable office suites, practical common areas, secure access and substantial on-site parking.

The building provides approximately 1 298 m² of total built-up accommodation, comprising approximately 795 m² on the ground floor and 503 m² on the first floor. The office accommodation is divided into multiple individual units and includes ablution facilities, kitchenette facilities, air-conditioning and an internal covered courtyard arrangement.

The property further benefits from approximately 52 parking bays, including covered tenant parking, additional side parking and open client parking. Boundary walling, a neatly maintained yard and the multi-tenanted configuration support its continued use as an income-producing commercial property.

Its established location, multiple lettable office suites, substantial parking provision and diversified tenant profile make it well suited to continued commercial investment or owner-occupier use.



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**Total Building Area:
1 298 m²**



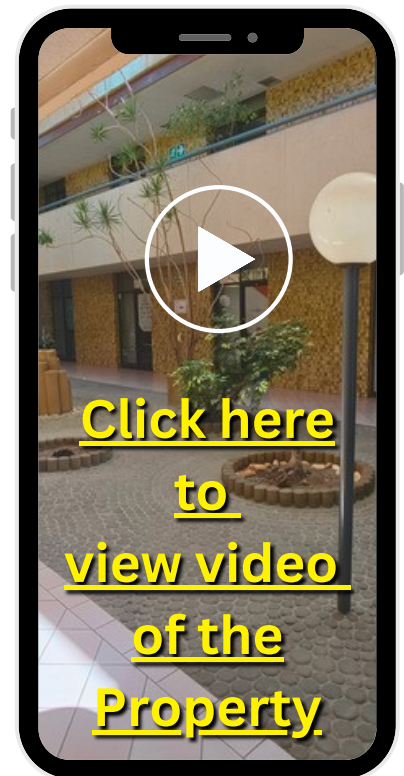
IMPROVEMENTS & FEATURES:

Established Commercial Location:

Situated in Pretoria North, the property benefits from an established commercial setting with convenient access to surrounding business, medical, retail and residential areas, together with connectivity to major routes through Pretoria North.

Multi-Tenanted Office Building:

The property comprises a double-storey commercial office building configured into multiple separately lettable office suites, providing a diversified accommodation layout suitable for a variety of professional and commercial occupants.



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IMPROVEMENTS & FEATURES:

Approx. 1 298 m² Building Area:

The improvements provide approximately 1 298 m² of total built-up accommodation, comprising approximately 795 m² on the ground floor and 503 m² on the first floor.

Flexible Office Configuration:

The internal layout is divided into multiple individual office units, allowing for diversified occupation and flexibility for continued multi-tenant letting or partial owner-occupation.

Practical Office Accommodation:

The building includes office suites, ablution facilities, kitchenette facilities, air-conditioning and common circulation areas, providing practical accommodation for a range of office-based users.

Air-Conditioned Offices:

Various air-conditioning units are installed throughout the office accommodation, supporting a comfortable working environment for tenants and visitors.

Covered Internal Courtyard:

The first-floor configuration incorporates a central covered courtyard area fitted with translucent roof panels, allowing natural light into the internal areas while providing protection from the elements.



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PARK VILLAGE AUCTIONS

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**Total Building Area:
1 298 m²**



IMPROVEMENTS & FEATURES:

Substantial On-Site Parking:

The property provides approximately 52 parking bays, comprising approximately 20 covered tenant bays, 12 additional side parking bays and 20 open client parking bays.

Secure Perimeter & Access:

Brick boundary walling extends along three sides of the property, complemented by secure access and a neatly maintained paved yard area.

Well-Maintained Commercial Improvements:

The building presents as a well-kept and maintained commercial property with practical office finishes and a neat external environment suited to continued commercial occupation.

Professional Services Appeal:

The established tenant profile includes a range of professional and service-related occupiers, demonstrating the suitability of the property for attorneys, consultants, brokers, wellness services and similar office-based businesses.

Close to Amenities:

The property is positioned close to medical facilities, shopping centres, schools, public services and other everyday amenities within Pretoria North.

Commercial Investment Appeal:

With its multi-tenanted layout, flexible office configuration, substantial parking provision and established commercial location, the property is well suited to continued commercial investment, diversified rental income or partial owner-occupation.



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**Total Building Area:
1 298 m²**

Property Overview

COMMERCIAL SPACE

The property comprises a double-storey commercial building offering approximately 1 298 m² of total commercial office space.

Ground Floor – ±795 m²

The ground floor is divided into multiple separately lettable office units and includes shared ablution and kitchenette facilities. The internal layout allows for occupation by a number of individual businesses rather than a single occupier.

First Floor – ±503 m²

The first floor provides additional separately lettable office suites together with common circulation areas and a centrally positioned covered courtyard. The office areas are supported by air-conditioning and practical commercial finishes.

PARKING

The property benefits from substantial on-site parking suitable for both tenants and visiting clients.

Parking Configuration:

- Approximately 20 covered tenant parking bays
- Approximately 12 additional side parking bays
- Approximately 20 open client parking bays
- Total indicated parking capacity: ±52 vehicles

This is a particularly attractive feature for a multi-tenanted commercial property where accessibility and client parking are important considerations.



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**Total Building Area:
1 298 m²**



Property Overview

TENANT PROFILE

The property is configured for occupation by multiple professional and service-related businesses.

The established tenant mix includes businesses operating within sectors such as legal services, insurance, consulting, marketing, wellness and related professional services. This diversified configuration provides the property with the ability to generate income from several individual occupants rather than relying on a single tenant.

The multiple-unit layout also provides flexibility for continued multi-tenant letting, changes in tenant mix and potential partial owner-occupation.

ESTIMATED INCOME & RETURN

Estimated Monthly Income: ±R116 589 per month

Estimated Return: ±12%

The property's multi-tenanted configuration provides established rental-income potential from a number of individual commercial occupants. The estimated return is based on the property's income-producing potential and existing commercial configuration.

Important Notice:

The above income and return figures are estimates only and cannot be guaranteed. Actual rental income, occupation levels, vacancies, operating expenses and investment returns may vary. Prospective purchasers are encouraged to conduct their own independent due diligence regarding the income and financial performance of the property.



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Total Building Area: 1 298 m²



Property Overview

LOCATION & ACCESSIBILITY

Situated at 299 Burger Street, Pretoria North, the property is positioned within an established mixed commercial node characterised by professional offices, medical facilities, retail activity and higher-density residential development.

Burger Street provides convenient access to the surrounding Pretoria North road network, while the property's central position places it within easy reach of everyday commercial and public amenities.

The surrounding mix of commercial, medical and residential activity supports continued demand for conveniently located professional and service-related commercial space.

NEARBY AMENITIES

The property enjoys convenient proximity to a variety of amenities and services within Pretoria North, including:

- Mediacross Burger Street – **±100 m**
- Pretoria North Library – **±130 m**
- Shell Filling Station – **±240 m**
- Eeufees Shopping Centre – **±290 m**
- Pretoria North Centre – **±300 m**
- Blaauw Village Centre – **±330 m**
- Pretoria North SAPS – **±370 m**
- Wonderboom National Airport – **±4.67 km**



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Property Overview

COMMERCIAL INVESTMENT OPPORTUNITY

The property presents an opportunity to acquire an established multi-tenanted commercial asset in Pretoria North.

Its combination of approximately 1 298 m² of commercial space, multiple separately lettable units, an established professional tenant profile and approximately 52 parking bays creates a practical investment proposition for buyers seeking diversified commercial rental income.

The configuration also provides flexibility for continued multi-tenant letting, partial owner-occupation or future repositioning of individual office areas according to demand.

IMPORTANT NOTICE

All measurements, areas, rental information, income projections, occupation information and returns are provided for information purposes only and are subject to verification.

Any estimated income, rental return or capitalisation rate is indicative only and is not guaranteed. Prospective purchasers should conduct their own investigations and due diligence regarding the property, leases, tenants, income, operating expenses, zoning, building areas and all other information relevant to their intended acquisition.



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About Pretoria North

Pretoria North enjoys a well-established position within the northern part of Pretoria and forms part of the broader City of Tshwane metropolitan area. The area is characterised by a mix of commercial properties, professional offices, medical facilities, retail activity and higher-density residential development, supporting ongoing demand for conveniently located commercial space.

The area benefits from practical connectivity to the broader Pretoria road network, providing access to surrounding business and residential nodes. The property's position in Burger Street places it within an active mixed-use environment with established commercial and service-related activity.

The surrounding area includes shopping centres, medical facilities, schools, public services and other everyday amenities. Nearby facilities include Medicross Burger Street, Eeufees Shopping Centre, Pretoria North Centre, Blaauw Village Centre and Pretoria North SAPS, while Wonderboom National Airport is situated approximately 4.67 km away.

The property is positioned at 299 Burger Street, Pretoria North, within easy reach of nearby retail, medical and public amenities. Its central location, multi-tenanted configuration and substantial parking provision support its appeal as an established commercial investment within the Pretoria North market.



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Investment Highlights

Established Pretoria North Commercial Location

Strategically positioned in Pretoria North, the property benefits from an established mixed-use setting comprising commercial offices, medical facilities, retail activity and higher-density residential development.

Multi-Tenanted Commercial Building

The property comprises a double-storey commercial building with multiple separately lettable office suites, supporting diversified occupation by a range of professional and service-related businesses.

Practical Accessibility

Positioned at 299 Burger Street, Pretoria North, the property enjoys convenient access to the surrounding Pretoria North road network and is located close to medical facilities, shopping centres, public services and other everyday amenities.

Commercial Investment Appeal

With its established multi-tenant configuration, approximately 1 298 m² of commercial space, substantial on-site parking and central location, the property offers a practical commercial investment opportunity with continued rental-income potential.



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Erf 695

Pretoria North, Gauteng ·



EXTENT

2 552 m²

PERIMETER

212 m

SIDES

4

TYPE

Erven

OPEN & DIRECTIONS

[View on the live map](#)

[Get directions](#)

Coordinates **-25.672537, 28.170738**

Live map app.propmap.co.za/p/T0JR02030000069500000~erven



Scan to open
the live map

Property details

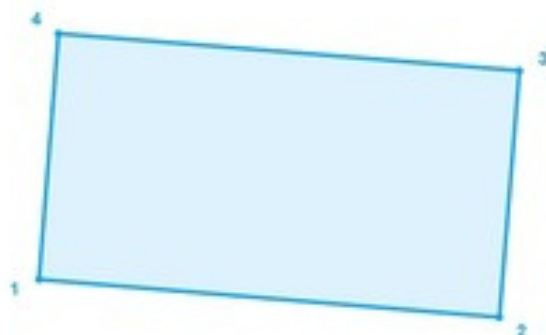
Area	Tshwane Ward 2, Pretoria
Legal description	Erf 695 Pretoria North Township, Registration Division J.R., Province of Gauteng
SG code (LPI)	T0JR02030000069500000
26-digit key	GTSHT0JR020300000695000000
Parcel type	Erven
Farm name	Wonderboom 302 Jr
Extent	2 552 m ²
Perimeter	212 m
Longest side	69 m
Sides	4
Admin region	Pretoria North, JR
Province	Gauteng
Municipal ward	Ward 2 · City of Tshwane
Legal status	S
SG data updated	2017-10-31
Coordinates	-25.672537, 28.170738

Boundary & dimensions

Each side runs between the numbered corners on the diagram alongside.

1-2	69 m	2-3	37 m
3-4	69 m	4-1	37 m

TO SCALE



Location & access

Source: CSG - OSM reverse geocode

[Get directions](#) [Street View](#) [Open on the live map](#)

Site perspectives

Oblique aerial views looking at the property from each direction.



View from the north



View from the south



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End — **THANK YOU**

We thank you for taking the time to review this Property Information Pack.

Park Village Auctions is proud to present this commercial investment opportunity in Pretoria North — an established multi-tenanted property offering approximately 1 298 m² of commercial space, multiple separately lettable office suites, substantial on-site parking and strong appeal within the professional and commercial rental sector.

Our team looks forward to welcoming you to the simulcast live and online auction process and assisting with any further information or viewing arrangements you may require.

For further inquiries and to schedule a property viewing, please contact us.



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