



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Prime Industrial Property Online Auction

22nd June 2021 AT 11H00

Location Location Location

Corner Stand with Main Road Visibility



Erf 276 Portion 17 New Bethal Ext 1

21 Station Road New Bethal, Bethal

**Large Industrial fenced property consisting of an Office Component Two
Warehouse and a stand-alone 10 Bedroom Overnight Truck Stop**

DON'T DELAY THIS PROPERTY WILL SELL QUICKLY

VIEWING BY APPOINTMENT ONLY

CONTACT: STEVE 0825779737



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DESCRIPTION OF PROPERTY

- ❖ Erf Size 10652m²
- ❖ 4 Stand-alone Buildings with a total GLA of 1567.56m²
- ❖ Large open area for Articulated Trucks, Construction Site, Bus, and other Transport
- ❖ Two stand-alone Warehouses with Staff Accommodation
- ❖ Modern Office with Boardroom, Air Conditioning Executive Suite plus Offices and Reception
- ❖ Stand-alone 10 Bedroom accommodation with Kitchen, Dining Room, Lounge and Bathrooms and plenty of Parking
- ❖ Industrial zoning in place
- ❖ Fully fenced with security in place
- ❖ Large Diesel Generator installed on property
- ❖ Railway siding less than 500 metres away from the property
- ❖ Close to all major highways

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IDEAL FOR THE FOLLOWING TYPE OF BUSINESS:

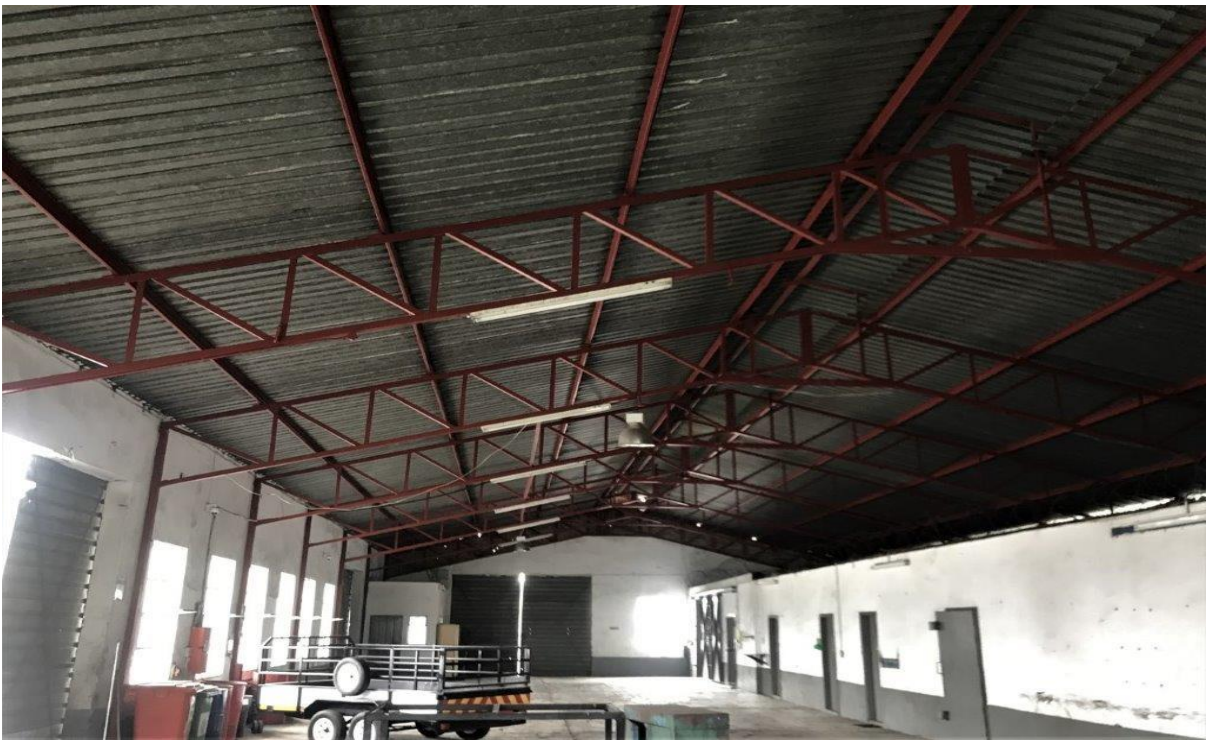
- ❖ **Warehousing**
- ❖ **Logistics Company**
- ❖ **Truck and large earth moving equipment showroom.**
- ❖ **Ideal for renovating and converting to accommodation.**
- ❖ **Food and fresh produce storage or a Fresh Food Market**
- ❖ **Wholesale of bulk produce and goods, Farming Supply company or Hardware Wholesaler**
- ❖ **Church**
- ❖ **Petrol Station with Restaurant and Accommodation**
- ❖ **Car or Truck Dealership with Workshops**
- ❖ **Hospital or Clinic**
- ❖ **Diesel, Petrol and Paraffin supply depot**
- ❖ **Convert into Mini Factories to rent out.**
- ❖ **Subdivision of Property**
- ❖ **Close to all major highways**

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