



Property Overview

Ptn 1 of Erf 22100 Bloemfontein Ext 146

89 Vereeniging Dr, Fleurdal, Bloemfontein



Property Overview

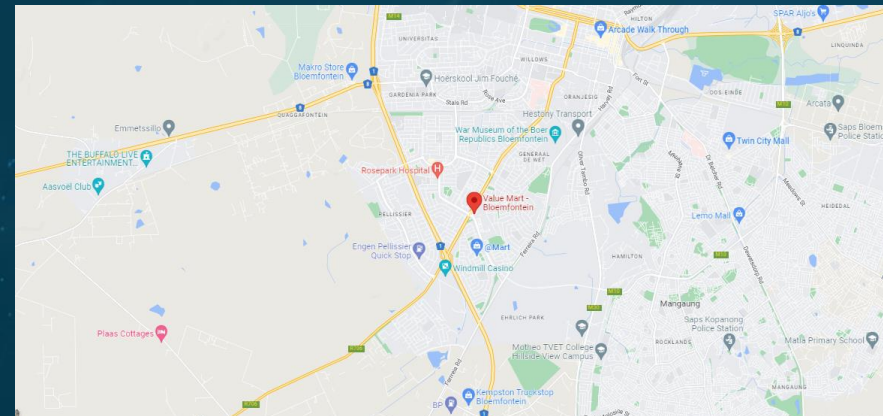
Bloemfontein Value Mart is a well-located Community Shopping Centre on the corner of Vereeniging Street and Curie Avenue, north of the city centre.

It is within walking distance of the high-density Fleurdal CBD, which has a large local population and serves the outlying demographic by being in a commuter/taxi centre hub. It is easily accessible via main arterial roads.

This centre has a covered taxi rank facility with washbays. It is also adjacent to various other smaller shopping centres located on Peet Avenue.

The centre is anchored by Game and offers destination shopping with Sportsmans Warehouse, Outdoor Warehouse and Mambo's Plastic. Midas and Dunlop service the automotive market.

Google Maps View



Property Description

The site measures 40 600 m² and the centre has a GLA of approximately 12 345 m². The building is a single-level, rectangular design, built in a U-shape configuration. The shopfronts have covered walkways of approximately 2.75m wide.

The shops are accessed via the walkway frontage from the parking lot. The parking area is a large concrete interlocking block surface area.

There are ample shaded and open parking bays.

Property Description

Owner	Capital Propfund 3 (Pty) Ltd	Address	89 Vereeniging Dr, Fleurdal, Bloemfontein
Asset type	Retail	Erf number	Ptn 1 of Erf 22100 Bloemfontein Ext 146
Zoning	Retail	Erf size	40 600 m ²
Coverage Height F.A.R	30% 2 storeys 0.30	Gross Lettable Area	12 345 m ²



Data Sheet

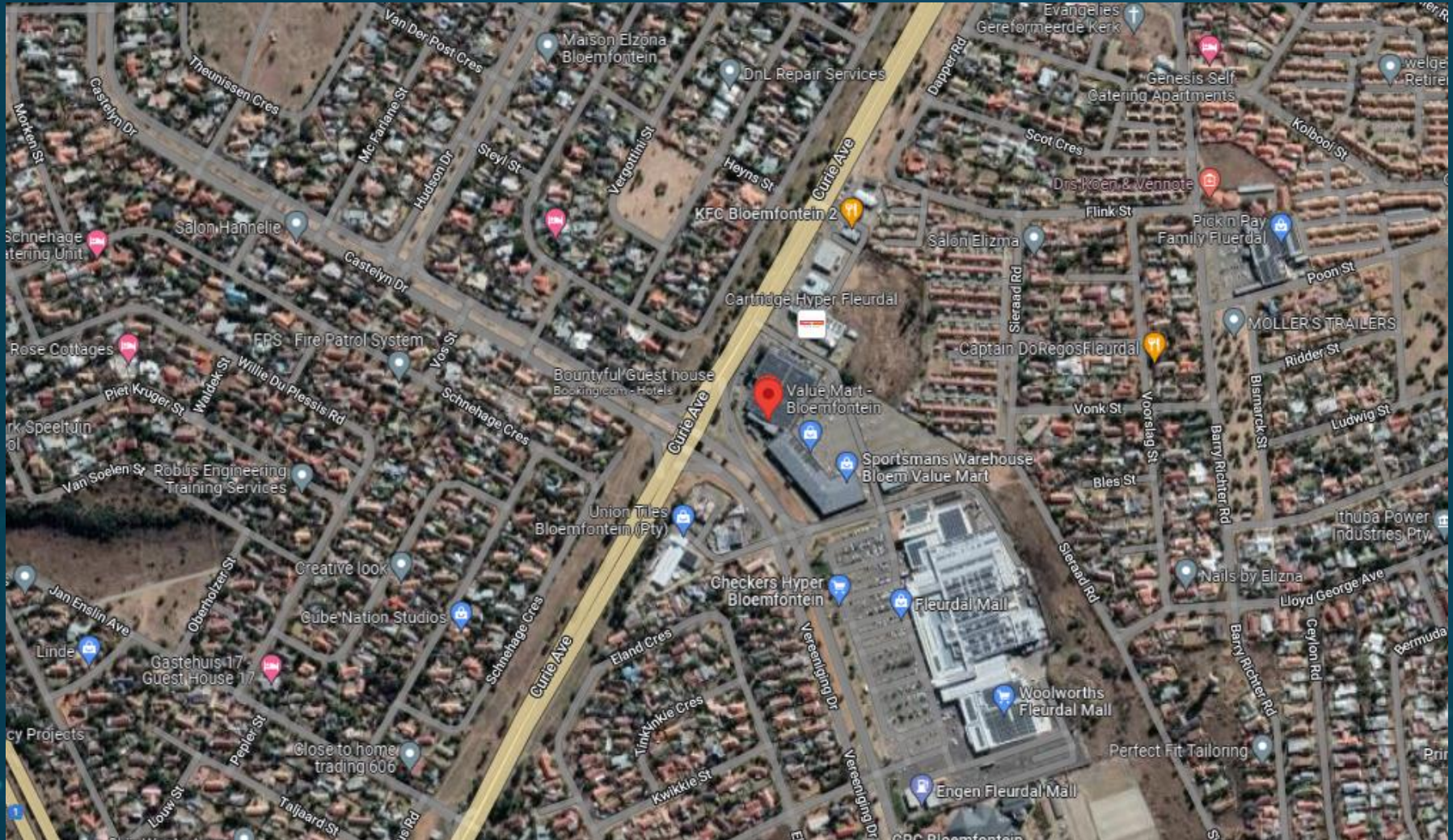
Projected budget December 2022 – November 2023

Gross Rental Income	R 27 473 006
Net Rental Income	R 18 909 514
Recoveries	R 8 563 492
Expenses:	R 9 068 530
Municipal expenses	R 6 824 370
Other expenses	R 2 244 160
Net Annual Income	R 18 404 475



Aerial site view

89 Vereeniging Dr, Fleurdal, Bloemfontein



Ptn 1 of Erf 22100 Bloemfontein Ext 146



Aerial site view

89 Vereeniging Dr, Fleurdal, Bloemfontein



Ptn 1 of Erf 22100 Bloemfontein Ext 146



Property Photos (Exterior)





Property Overview

Ptn 1 of Erf 22100 Bloemfontein Ext 146

89 Vereeniging Dr, Fleurdal, Bloemfontein

For more information



Contact Us



Lerato Litlhakanyane



072 449 4297



LeratoL@fortressfund.co.za



Marc Saks



079 646 3655



SaksM@fortressfund.co.za

Visit our website for the latest updates and news



www.fortressonline.co.za

