



**Shirley Gradwell**

Non-Principal Property Practitioner  
Registered with PPRA  
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(Jeffreys Bay)

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101A Da Gama Road  
Jeffreys Bay  
6330



Web Ref EOJ29695



**R14,000,000**

Monthly Rates R2,025 Excl. VAT

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### Excellent Opportunity For Investors

Mondplaas petrol and gas station and convenience store, situated just off the N2 highway, en-route to the popular holiday town of Jeffreys Bay. Visible and easy accessible from the highway. Land size 6,85ha.

Included in the sale:

- \*Buildings - Main shop with bakery and bottle store, 3 flats on the second floor
- \*New building with 2 empty shops at the bottom and 2 flats on the second floor
- \*Main house - 3 bedrooms, 2 bathrooms, kitchen, lounge, single lock-up garage
- \*2nd house - 2 bedrooms, 1 bathroom, kitchen and lounge
- \*Buildings total = 1533m<sup>2</sup>
- \*Service station (4 pumps) - 3 x diesel tanks (1 x 23m<sup>2</sup>, 1 x 14m<sup>2</sup>, 1 x 9m<sup>2</sup>, 2 x petrol tanks (1 x 23m<sup>2</sup>, 1 x 14m<sup>2</sup>))

The convenience store is equipped to sell takeaways such as freshly baked pies and vetkoek, as well as groceries.

### Features

**Zoning** Commercial

**Exterior**

Security Yes

**Sizes**

Floor Size 1,533m<sup>2</sup>  
Land Size 68,500Ha

**Extras**

Alarm System Security: Electric Fencing