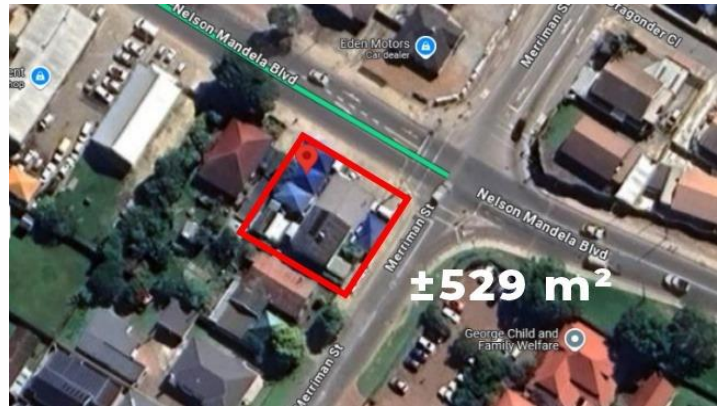


ON AUCTION



± 529 SQM Business Zoned Property, George South, George, WC

BUSINESS CLOSURE/ RETIREMENT INSTRUCTION

Property Information

Registered Details:	ERF 2480 PTN 0 GEORGE
Suburb & City:	George South, George
Property Type:	Commercial
Zoning:	Business Zone
Erf Size:	± 529 SQM
Rates & Taxes:	±R1,518.02 p/m
Other:	Water: ±R467.20 p/m (depending on usage) Sanitation: ±R1,100.98 p/m Electricity: ±R513.37 p/m (depending on usage) Refuse: ±R536.36 p/m

Versatile Multi-Use Property for Sale – Ideal for Business and Living

This unique property offers a seamless blend of residential comfort and office functionality, perfect for entrepreneurs, professionals working from home, or investors seeking a dual-purpose setup. Situated on a corner stand with access from both Merriman and Albert Streets, the property boasts thoughtful features, multiple living/workspaces, and excellent security.

A truly flexible property with space to live, work, and generate income. Whether you're a small business owner, remote worker, or investor, this well-equipped, secure property offers tremendous value in a prime location.

Auction Information & Rules

	AUCTION	ONLINE & ON-SITE		
	Wednesday	09	July 2025	12:00
	15 Albert Street, George South, George			
	https://maps.app.goo.gl/MVBJcbLzVxGRSM079			Pieter 082 496 8908 Rudi 082 695 6658
	Viewing by Appointment			
	https://www.saauctiongroup.co.za/Auctions/3929/day-1-business-closure-property-sale-on-site			

Registrations: Bidders can register prior to the auction or on auction day. A copy of you ID and proof of address for FICA compliance is required. The property is sold "Voetstoots". The auction is not subject to finance, unless pre-approved.

Deposit: 15% deposit payable on the highest bid

Confirmation period: 7 Business days

Buyer's commission: 7.5% + VAT

Guarantees period: Balance of the purchase price payable within 45 days after confirmation of sale

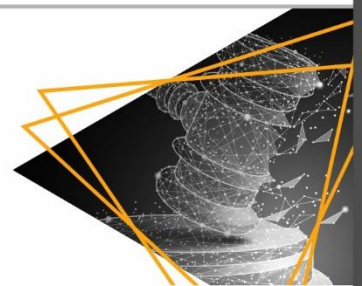
VAT / Transfer duties: VAT Applies

Areas on accounts: (Rates & Taxes) For the account of the Seller

Electrical (COC): For the account of the Seller



ADMIN OFFICE TEL: 079 339 5915
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