



5186M² RETAIL **FOR SALE** IN BRYANSTON

This prime retail-focused investment property, addressed as Portion 2 of Erf 4602, 3 Cross Place, Sandton (near Bryanston), Gauteng, presents an exceptional opportunity for investors seeking a high-profile, income-generating asset. The building is home to major tenants, including the well-known Virgin Active Bryanston gym, providing an established and reliable tenant base that enhances the asset's long-term appeal. Strategically positioned within an established commercial precinct, the property benefits from excellent visibility and direct access to major arterial roads, ensuring strong exposure to passing traffic and effortless connectivity for both staff and clients. The surrounding area features a mix of commercial, residential, and retail uses, generating consistent foot traffic and creating an amenity-rich environment that supports daily business activity. Transport connectivity is further enhanced by nearby bus and taxi routes, making the location highly accessible. The flexible commercial layout accommodates offices, retail-service operations, or mixed tenancy arrangements, offering significant potential for income growth or repositioning. With its combination of strategic location, prominent visibility, established tenancy, and versatile use, 3 Cross Place represents a compelling retail investment opportunity in one of Sandton's most sought-after nodes.

Features:

● GLA (m²): 5186

● Zoning: Retail



CONTACT US

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REF09053

R160,000,000

EXCL. VAT