

Factotone Pty Ltd
t/a



Heini Loehrer 082 4106175 heini@priceproperties.co.za
Dave Rees 083 7758288 dave@priceproperties.co.za

SHOPPING CENTRE FOR SALE

CNR. BIRCHWOOD & CORNHILL STREETS, ATHLONE, CAPE TOWN



GLA	3832 sqm
Purchase Price	R60 million
Yield	8,8%

Budget summary

Cash flow date 1 Mar 26 - 28 Feb 27

	Budget FY 26
Rental	R 5,458,504
Other income	R -
Recoveries	R 3,275,197
Municipal costs	-R 2,988,806
Operating costs	-R 447,388
Net property income	R 5,297,507

Tenancy Schedule:

Sq m	Tenant	Lease	Rent	Per sq m	Escl.
2,982.00	Shoprite Checkers PtyLtd	01/02/2026 31/01/2031	417,480.00	140.00	6.00
850.00	Narans Pool & Snooker Pty Ltd	01/08/2025 31/07/2030	35,482.06	41.74	8.00
Total Vacancy 0.00 0.00%					
Total Occupancy 3 832.00 100.00%					