



## RYNCOR PROPERTIES

**Address:** 456 Jan van Riebeeck Street, Pretoria North, 0182

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### PROPERTY GUIDE

#### PRIME INDUSTRIAL PROPERTY FOR SALE – OFFICES, FACTORY & SILO – ALBERTON

**EXTENT SIZE: 3096 SQM**

**TENDER CLOSING DATE:** Friday, 29 August 2025 @ 12:00

**VIEWING:** Only by appointment

**CONTACT:** Johan de Klerk – Cell: 079 716 1545 or tel: (016) 366 4046

**ADDRESS:** 17A Botha Street, Alberton, 1450

**R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)**

**Bank:** ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

Johan de Klerk  
(079) 716 1545 | [info@ryncor.com](mailto:info@ryncor.com)

## HOW IT WORKS

### OBTAIN INFORMATION

- Visit our website to view the desired property.
- Communicate any questions you may have with us.
- Schedule a viewing appointment.

### SUBMIT OFFER

- Register, create a profile and place your offers on our website.
- Or download the offer to purchase from our website and email it to [info@ryncor.com](mailto:info@ryncor.com).
- Or drop the tender off at your nearest Ryncor tender box.

### CONFIRMATION

- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor Properties trust account.
- If the offer is accepted, guarantees are paid within 30 business days.

### REGISTRATION OF TRANSFER

- Congratulations on acquiring your new property.



## STREET VIEW:



## ARIAL VIEW:



## PROPERTY INFORMATION:

This prime industrial property situated at 17A Botha Street, Alberton 1450 encompasses a total site area of approximately **3096 square meters**. The premises comprise a versatile combination of functional spaces, including substantial factory areas, dedicated office sections, and silo storage facilities.

Key features include:

- A **factory section** equipped for industrial operations.
- An **ablution block** providing essential sanitation facilities for staff and visitors.
- A **security guardhouse** ensuring controlled access and enhanced site security.
- The yard space is a combination of **concrete and tarred surfaces**, well-suited for heavy vehicular movement and industrial activities.
- **On-site parking bays** specifically designed to accommodate employee and visitor vehicles, complemented by **shade ports** to protect vehicles from the elements.

This property is ideal for industrial, manufacturing, or warehousing enterprises requiring flexible indoor and outdoor working areas coupled with office accommodation. Its strategic location in Alberton's industrial zone offers convenient access to transport routes and logistical networks.





## PHOTOS:





PHOTOS:





## PHOTOS:

