



## RYNCOR PROPERTIES

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

**Tel:** (012) 546 8409 / (012) 546 8411 | **Fax:** 086 696 5471 | **E-mail:** [info@ryncor.com](mailto:info@ryncor.com) | **Web:** [www.ryncor.com](http://www.ryncor.com)



### PROPERTY GUIDE

#### VERSATILE COMMERCIAL PROPERTY WITH MANUFACTURING AND SALES

##### EXTENT SIZE: 992 SQM

TENDER CLOSING DATE: Friday, 27 March 2026 @ 12:00

VIEWING: Only by appointment

CONTACT: Cornay Smit – Cell: 082 956 5199 or Tel: (012) 546 8409 / 11

ADDRESS: Portion 1 & 2 of Erf 96, 20 & 22 Mentz Street, Booysens, Johannesburg

Master Reference Number: G289/2025

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

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

Cornay Smit  
(082) 956 5199 | [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.



## PROPERTY AERIAL VIEW:

Portion 1



Portion 2



## PROPERTY INFORMATION:

Discover a versatile commercial property designed to enhance your business operations with its dual-functionality setup, strategically located in the heart of Booyens. This expansive facility is perfectly tailored for businesses seeking a seamless blend of manufacturing and sales capabilities.

### **Manufacturing Area Highlights:**

- A dedicated manufacturing room to streamline production.
- Multiple storerooms coupled with a delivery bay to ensure efficient logistics.
- Comfortable staff quarters complete with a basin and toilet for convenience.
- An additional small storeroom offering extra storage space.
- A standby generator to guarantee uninterrupted operations.
- A dispatch bay to facilitate smooth logistics and distribution.

### **Sales Department Features:**

- An inviting shop front designed to cater to public sales and enhance customer engagement.
- Well-appointed bathroom and separate toilet with a basin for added convenience.
- A canteen and kitchen area to support staff needs and promote a comfortable work environment.
- Additional staff quarters to accommodate your team.
- A cold room specifically for product storage, ensuring quality preservation.
- Office space designed for efficient administrative work.
- A dedicated dispatch bay to streamline order handling and deliveries.

This facility is ideal for businesses that require integrated manufacturing, storage, and retail functions all under one roof. Don't miss this opportunity to establish or expand your operations in a prime Booyens location.

Contact us today to arrange a viewing and take the next step in elevating your business!



## **LIST OF MOVABLE ASSETS INCLUDED IN THE SALE OF THIS PROPERTY**

1. Petrol generator
2. Cold room container
3. 3 off Office Chairs
4. 4 off Chest freezers
5. 3 off Office desks
6. 2 off Double door steel cabinets  
2 off Four drawer filing cabinets
7. Cold room, build in
8. Compressor unit for cold room
9. Sulzer cooling tower
10. Refrigeration compressor
11. Refrigeration compressor
12. Cold room cooling units
13. Cold room cooling unit
14. Stainless steel table with various moulds
15. Mixing plant
16. Continuous freezer
17. Ageing tanks
18. 3 off Work benches
19. 2 off Stainless wash basins
20. Continuous freezer
21. Cold room, walk in
22. Stainless steel pot
23. Cold room, walk in
24. Cooling unit for cold room
25. Water cooling tower, indoor





## PHOTOS:



PHOTOS:





## PHOTOS:



PHOTOS:





## PHOTOS:

