



DIV: Sonrada Real Estate

A DIFFERENT PERSPECTIVE

SINCE 2014

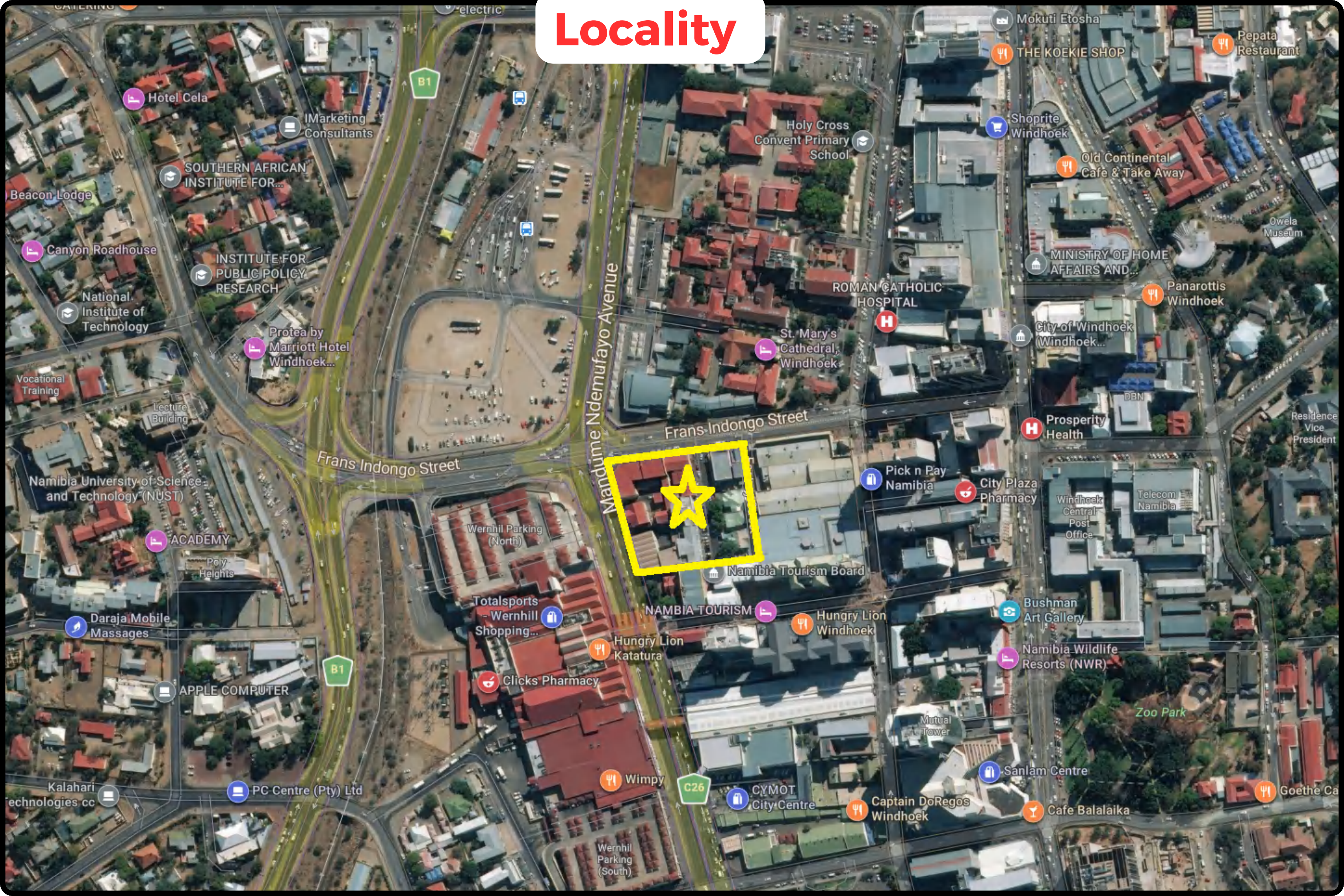
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**COMMERCIAL & INVESTMENT
PROPERTIES **FOR SALE****

WINDHOEK CBD



Locality



Hotel Cela

IMarketing Consultants

SOUTHERN AFRICAN INSTITUTE FOR...

Beacon Lodge

Canyon Roadhouse

INSTITUTE FOR PUBLIC POLICY RESEARCH

National Institute of Technology

Protea by Marriott Hotel Windhoek...

Vocational Training

Lecture Building

Namibia University of Science and Technology (NUST)

ACADEMY

Poly Heights

Daraja Mobile Massages

APPLE COMPUTER

Kalahari technologies cc

PC Centre (Pty) Ltd

Totalsports - Wernhill Shopping...

Clicks Pharmacy

Wimpy

Mandume Ndemufayo Avenue

Frans Indongo Street

Frans Indongo Street

Holy Cross Convent Primary School

ROMAN CATHOLIC HOSPITAL

St. Mary's Cathedral, Windhoek

Namibia Tourism Board

NAMBIA TOURISM

Hungry Lion Katatura

Hungry Lion Windhoek

CYMOT City Centre

Captain DoRegos Windhoek

Mokuti Etosha

THE KOEKIE SHOP

Shoprite Windhoek

Old Continental Cafe & Take Away

MINISTRY OF HOME AFFAIRS AND...

Panarottis Windhoek

City of Windhoek (Windhoek...)

Prosperity Health

City Plaza Pharmacy

Bushman Art Gallery

Namibia Wildlife Resorts (NWR)

Sanlam Centre

Cafe Balalaika

Pepata Restaurant

Owela Museum

Residence Vice President

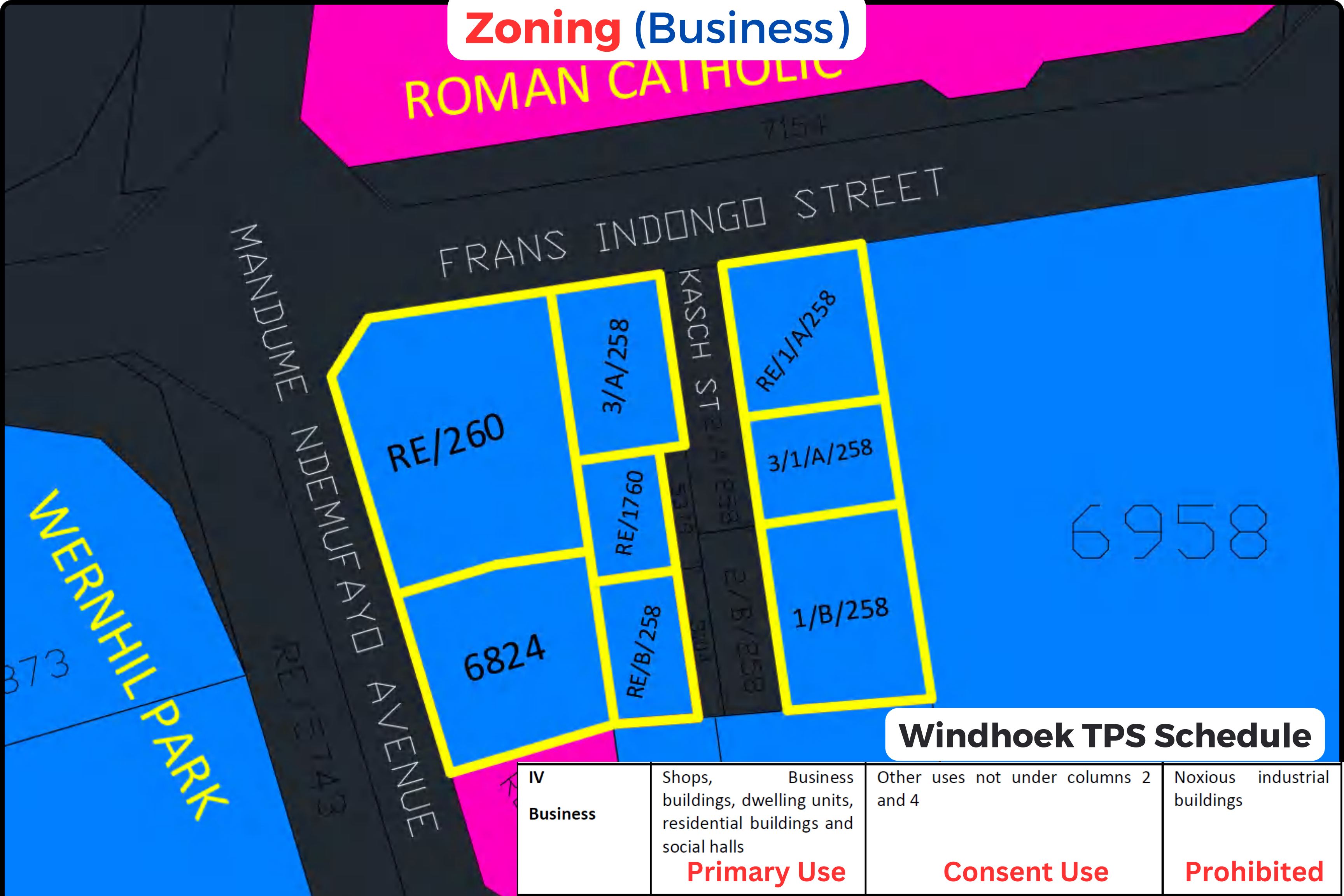
Zoo Park

Goethe Ca

Properties Description



Zoning (Business)



Windhoek TPS Schedule

IV Business	Shops, Business buildings, dwelling units, residential buildings and social halls Primary Use	Other uses not under columns 2 and 4 Consent Use	Noxious industrial buildings Prohibited
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NOTE:



The location of the properties on offer is characterized by an interlinked dynamic commercial ecosystem, which has been in existence for over 5 decades. These commercial node has remained flourishing in terms of tenant occupation and activity, regardless of the economic state of the CBD, whose somewhat downhill we have all experienced over the past few years. The CBD is however expected to be revived by the recent occupation of other commercial nodes such as Town Square, Channel Life Tower and the revamping of the City Center Buildings into Student Accommodations.

The properties and location provide affordable commercial space, which enables organized semi-skilled and skilled low to middle income businesses and personals to be centrally located in the heart of Windhoek, at a location that is highly accessible. These is an industry that is in need of enablement, since the current state of employment in the Country has not been encouraging.

Opportunities:

- **The properties on offer are a mixture of residential, office, business and leisure** - These existing and already prosperous model can be exploited further for more opportunities and increased revenue generation.
- **Accessibility** – They properties are located at the gateway of CBD and are exposed to high pedestrian and vehicle traffic volumes on a daily basis.
- **The properties are a corridor (access route) for pedestrian movement between Frans Indongo Street, Post Street and Wernhil Park** - Hence activities in the corridor automatically catch and retain consumer attention on a daily basis.

Property/Erf No	Erf Size	Land Value	Improvements	Selling Price	Current Use
Erf 1/B/258 Windhoek	996.98m ²	N\$ 7,420,000	N\$ 1,080,000	N\$ 8,500,000	Vacant: Office/Business Use
Erf 3/A/258 Windhoek	685.99m ²	N\$ 3,200,000	N\$ 7,900,000	N\$ 11,100,000	Salon & Electronics Store
Erf 260 Windhoek	2,052.57m ²	N\$ 15,400,000	N\$ 22,200,000	N\$ 37,600,000	Gen Res Units, Electronics & Utility Stores
Erf 6824 Windhoek	1227.64m ²	N\$ 9,100,000	N\$ 4,100,000	N\$ 13,200,000	Retail, Gym, studio, Workshop etc.
Erf 1760 Windhoek - Protea BC	370.74m ²	N\$ 2,300,000	N\$ 2,900,000	N\$ 5,200,000	Gambling House, Bar, Salon, Beauty retail, Tailors, Office etc.
Erf RE/B/258 Windhoek - Hella BC	442.89m ²	N\$ 3,360,000	N\$ 6,940,000	N\$ 10,300,000	Electronics Store, Salon, Gen Res Units, Take away
Erf RE/1/A/258 Windhoek	794.18m ²	N\$ 5,900,000	N\$ 6,900,000	N\$ 12,800,000	Hair Boutique & Barber, Retail shop
Erf 3/1/A/258 Windhoek	550.98m ²	N\$ 4,130,000	N\$ 1,570,000	N\$ 5,700,000	Bar and Gambling House, Restaurant and Take Away.

Terms & Conditions

- ❖ Prices are only valid for 30 days from date of offer - subject to prior sale & change without notice - E&OE.
- ❖ Sale of membership in Close Corporations - as is and non-negotiable.
- ❖ NB Protea Court excludes Sec 4 & Sec 7.
- ❖ Compliance by purchaser if required.
- ❖ Further information and discussion of this offer will only be via table discussion.



SONRADA

REAL ESTATE & PROPERTY CONSULTANTS

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