



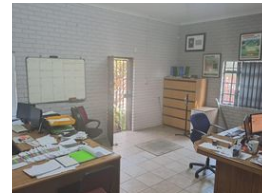
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**R2,590,000**

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Factory for sale

**\*INDUSTRIAL BUSINESS OPPORTUNITY OF A LIFETIME!\***

Located in the heart of Silverton's industrial area, this 500m<sup>2</sup> factory offers a unique chance to establish or relocate your business. With its versatile layout, ample parking, and excellent security features, this property is perfect for entrepreneurs, manufacturers, and distributors alike.

**\*MULTI-FUNCTIONAL LAYOUT\***

The factory boasts a spacious showroom, working area, and loading bay, accommodating both trucks and normal vehicles. The premises also feature:

- Three bathrooms with toilets, basins, and showers
- A fully-working kitchen with wooden built-in cupboards and tiled floors
- A reception area with air-con, tile floors, and an electronic safety gate
- A living quarters with a bedroom, kitchen, living room, entertainment area with a bar, and tiled floors

## Features

**Zoning** Commercial

**Interior**  
Power 3 Phase Yes

**Sizes**  
Floor Size 500m<sup>2</sup>  
Land Size 845m<sup>2</sup>