

Transform potential

Intercare, Fourways

Acquisition Opportunity

AS AT 1 JANUARY 2026

Executive Summary



GLA of
2,575m²

Occupancy of
100%

Weighted average lease
expiry of **4.3 years**

Intercare Fourways

The property is located on the corner of Short Street and Fourways Boulevard in the heart of Fourways.

The Fourways node is bound by Uranium Road to the north, Main Road to the east, William Nicol intersection to the south and Waterford Estate to the west.

With a strategic location offering easy access to major highways (N1) and a growing population, the dynamic node boasts of a combination of retail, office and entertainment spaces and presents a prime opportunity for commercial property investment.

Intercare Fourways, is directly opposite Fourways Mall & Leroy Merlin. The property is also in close proximity to other shopping destinations which include Monte Casino, Fourways Crossing and Leaping Frog.

The property is occupied by Intercare and Clicks on a long term lease basis.

Property and Financial Information



Financial period		
(1 Jan 2026 - 31 Dec 2026)	R	R/m ² (per month)
Net rental	5 552 701	179.70
Ops recovered	1 065 510	34.48
Rates & taxes recovered	709 283	22.95
Total Gross Rental	7 327 494	237.14
Storage	115 929	3.75
Open parking	25 686	0.83
Basement parking	307 720	9.96
Total Income	7 776 829	251.68
Property management fee	(111 651)	(3.61)
Contractual expenses	(634 936)	(20.55)
Insurance expense	(134 725)	(4.36)
Municipal expenses	4	0.00
Rate & taxes expenses	(709 255)	(22.95)
Repairs & maintenance	(14 240)	(0.46)
Total net expenses	(1 604 803)	(51.94)
Total NPI	6 172 026	199.74

Intercare Fourways		
	GLA (m ²)	2 575
	Property type	Commercial
	Location	Cnr Fourways Blvd &, Short St, Witkoppen
	Tenant	Intercare & Clicks
	Occupancy at 1 Jan 2026	100%
	WALE at 1 Jan 2026 (years)	4.3
	Weighted average escalation at 1 Jan 2026	7.0%



Pictures



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