

Transform potential

Intercare, Fourways

Acquisition Opportunity

AS AT 1 OCTOBER 2025



Executive Summary



GLA of
2,575m²

Occupancy of
100%

Weighted average lease
expiry of **3.2 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 Oct 2025 – 30 Sept 2026)		
	R	R/m ² (per month)
Net rental	4 978 437	161.11
Ops recovered	1 126 756	36.46
Rates & taxes recovered	709 879	22.97
Total Gross Rental	6 815 073	220.54
Storage	113 991	3.69
Open parking	24 083	0.78
Basement parking	302 690	9.80
Total Income	7 255 835	234.81
Property management fee	(74 132)	(2.40)
Contractual expenses	(799 353)	(25.87)
Insurance expense	(145 703)	(4.72)
Rate & taxes expenses	(713 544)	(23.09)
Repairs & maintenance	(39 282)	(1.27)
Total net expenses	(1 772 015)	(57.34)
Total NPI	5 483 821	177.46

Intercare Fourways		
	GLA (m ²)	2 575
	Property type	Commercial
	Location	Cnr Fourways Blvd &, Short St, Witkoppen
	Tenant	Intercare & Clicks
	Occupancy at 1 Oct 2025	100%
	WALE at 1 Oct 2025 (years)	3.2
	Weighted average escalation at 1 Oct 2025	7.0%



Pictures



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