Transform potential

# Intercare, Fourways

**Acquisition Opportunity** 

AS AT 1 OCTOBER 2025



### **Executive Summary**



GLA of **2,575m<sup>2</sup>** 

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.

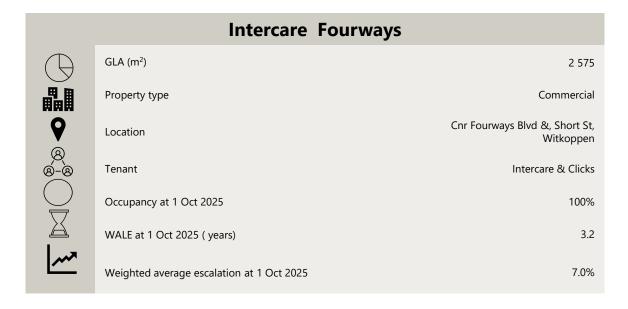
Intercare Fourways, is directly opposite Fourways Mall & Leroy Merlin. The property is also in close proximity to other shopping destinations which include Monte Casino, Fourways Crossing and Leaping Frog.

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/m² (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





### Pictures







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