



ON AUCTION

**HIGH TIDE, 83 ZASTRON STREET
BLOEMFONTEIN**

15 JULY 2025 | 11 AM

THE AUCTION WILL TAKE PLACE AT ANTA BOGA HOTEL



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CONDITIONS OF SALE

- Have to be registered to participate in auction.
- Not subject to finance, however, preapproval can be provided.
For finance contact Mortgage Max - Marlucia 083 465 6883.
- 10% + VAT deposit payable immediately after the fall of the Hammer.
- 60 days to deliver guarantees.
- Auctioneers commission 10% + VAT on top of the bid price.
- Acceptance period - 14 days after the sale – Seller may confirm on day of the auction.
- Electrical Certificate - Seller's responsibility.
- All outstanding water and electricity bills for the seller's pocket.
- The property is registered in a company that is a VAT vendor,
the sale of property is subject to VAT.

General Information

Property Address	83 Zastron street Bloemfontein Central 9301 Bloemfontein
Property Type:	Full Title
Erf Number:	617
Portion Number:	0
Extent:	657 m ²
GPS Coordinates:	-29.11306,26.21864

Title Deed Information

Title Deed Number:	T522/1999
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Municipality Information

Municipality:	Mangaung
Province:	Free State

Expenses

Rates & Taxes:	R 30 525,78 per month
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High Tide – Premium Mixed-Use Investment Property

Overview:

Welcome to High Tide, a well-established 7-storey mixed-use building offering a powerful investment opportunity in the heart of a vibrant urban zone. With a total of 55 residential units, commercial entertainment spaces, and a host of valuable assets, High Tide is fully equipped to cater to both short-term visitors and long-term tenants while generating consistent income across hospitality, entertainment, and accommodation streams.

Property Features:

Residential Units (Total: 55)

- 35 Bachelor Units - Each with a private kitchen and bathroom.
- 5 One-Bedroom Apartments - Fully self-contained with kitchen and bathroom.
- 15 Overnight Rooms - Each with a private bathroom.

Commercial Amenities:

- Takeaway Food Outlet.
- Open-Plan Bar
- 70 m² fully licensed entertainment area.
- Fully Equipped Commercial Kitchen.
- Office Space for administration.
- Air-Conditioned

- Lounge & Bar Area, 60 m².
- V-Slots Area 1: 5 slot machines, 40 m².
- V-Slots Area 2: 5 slot machines, 30 m².
- V-Slots Area 3: 5 slot machines, 30 m².

Facilities & Infrastructure:

- Lift Access to all floors.
- Backup Generator & Battery System for entire building.
- Secure Basement Parking
- 18 parking bays with security gate.
- High-Level Security

System including:

- Perimeter security - 24/7 CCTV surveillance
- VR Alarm system

Additional Assets:

- Liquor Licenses (x3)
- Gambling Licenses (x3)
- Slot Machines (x15)
- Two-Door Fridges (x7),
One-Door Fridges (x3)
- Pool Tables (x3)
- Kitchen Equipment
- DSTV Installed in Lounge

Investment Highlights:

- Diversified revenue streams:
Long-term rentals, short-term accommodation, food & beverage, and licensed gaming.
- Fully operational with infrastructure in place for seamless handover.
- Strong security and backup power systems in place.
- A rare turnkey opportunity for hospitality groups, real estate investors, or entertainment entrepreneurs.

Income Stream

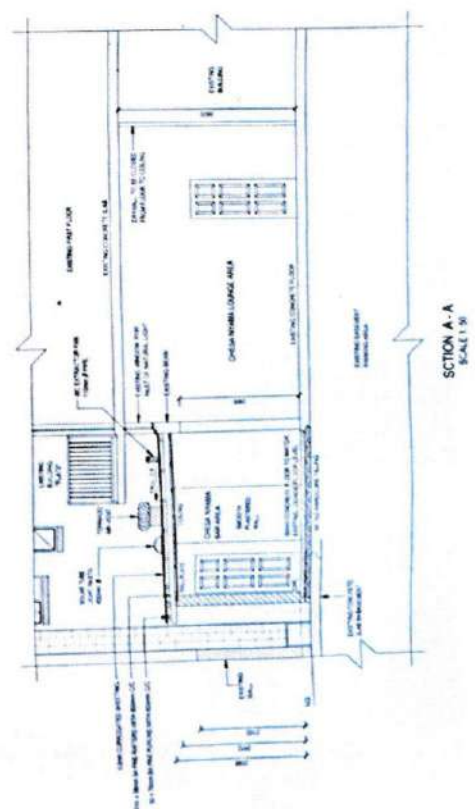
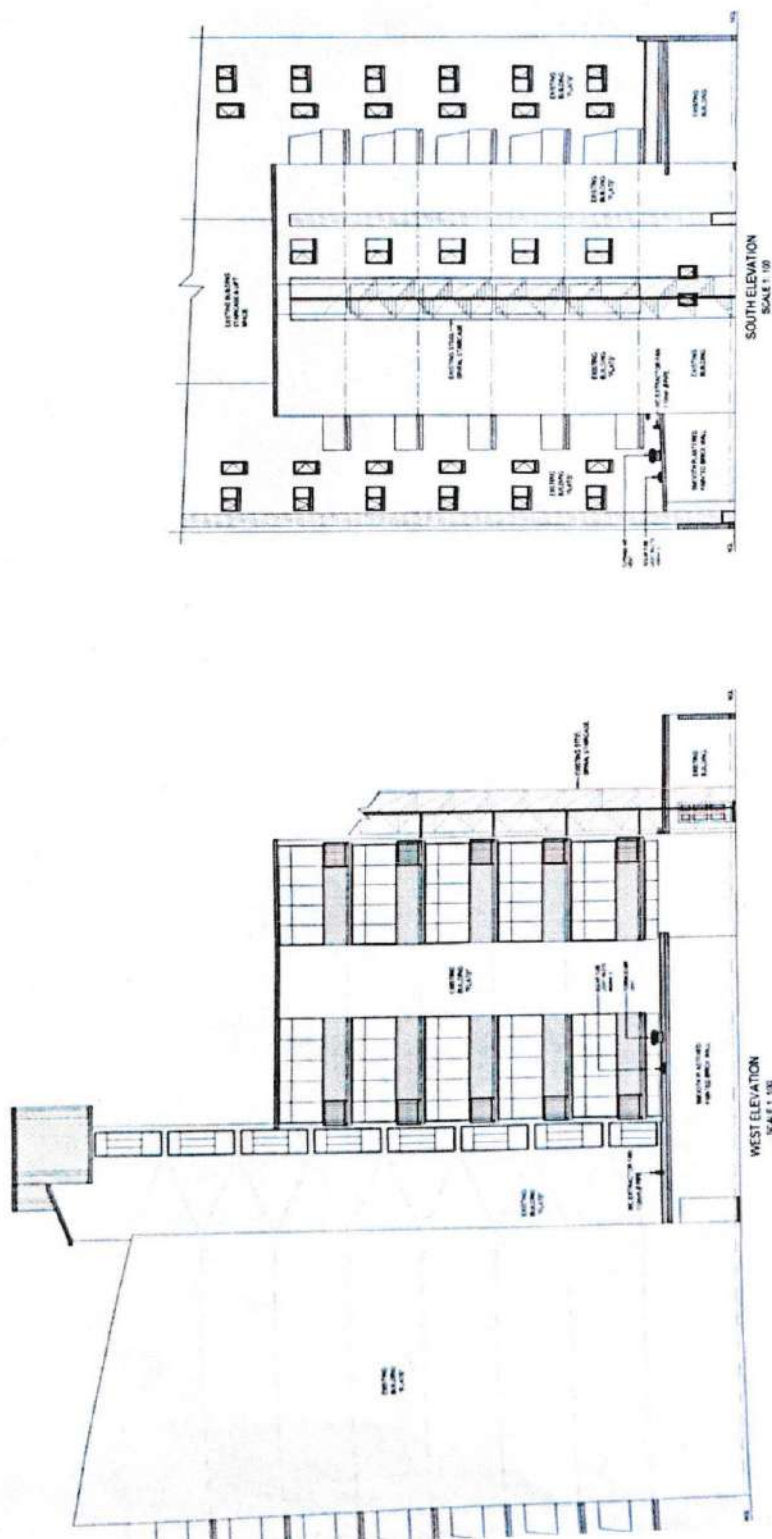
Annual net income of	R 3 500 000.00
Fixed rent nett income:	R 1 920 000.00
Over night:	R 960 000.00
V Slots:	R 960 000.00
Antenna rental:	R 240 000.00
	R 4 080 000.00

This income does not include takings from the bar and kitchen.

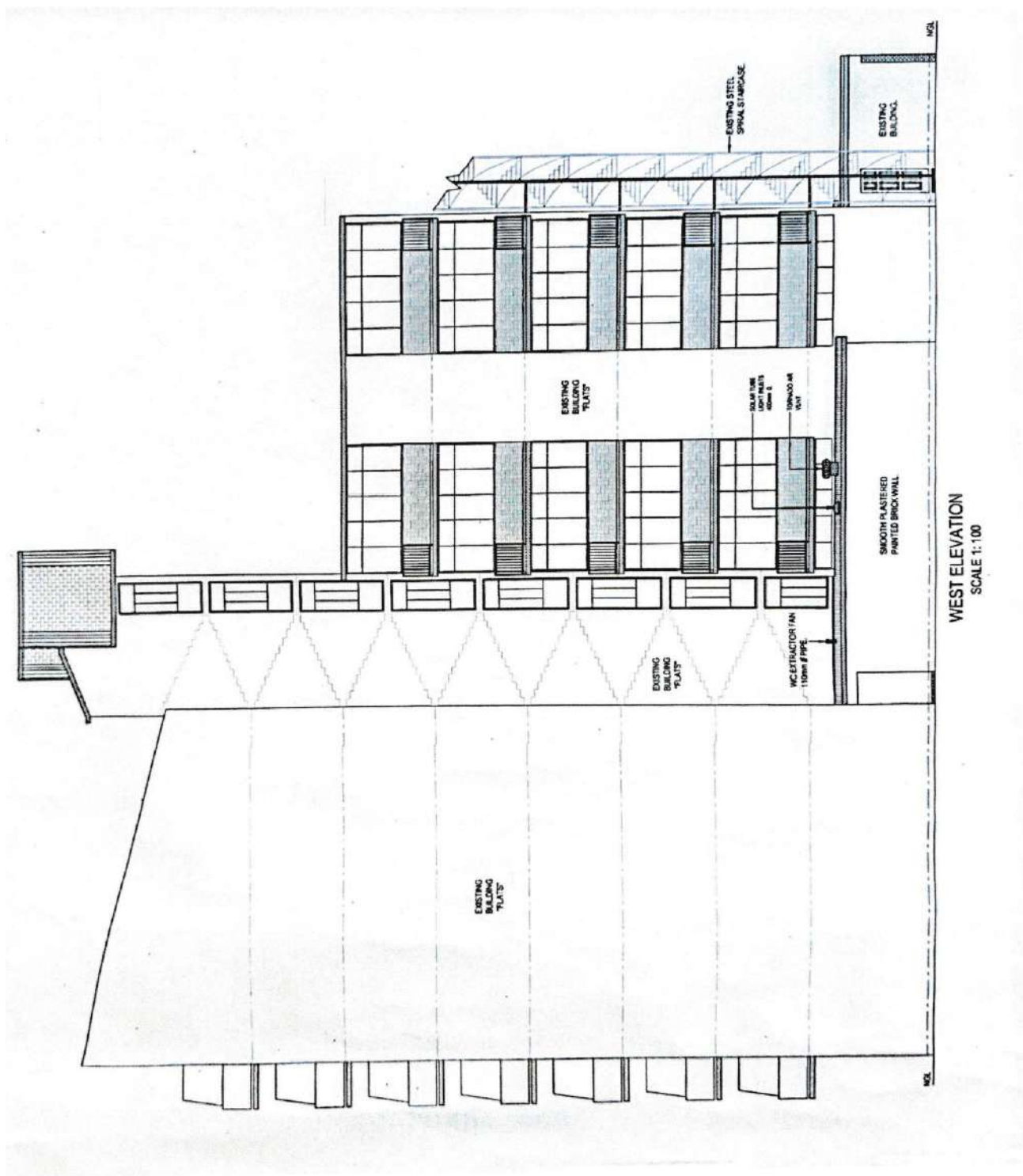
This is also a excellent opportunity to convert to into student accommodation for at least 115 students

Building plans

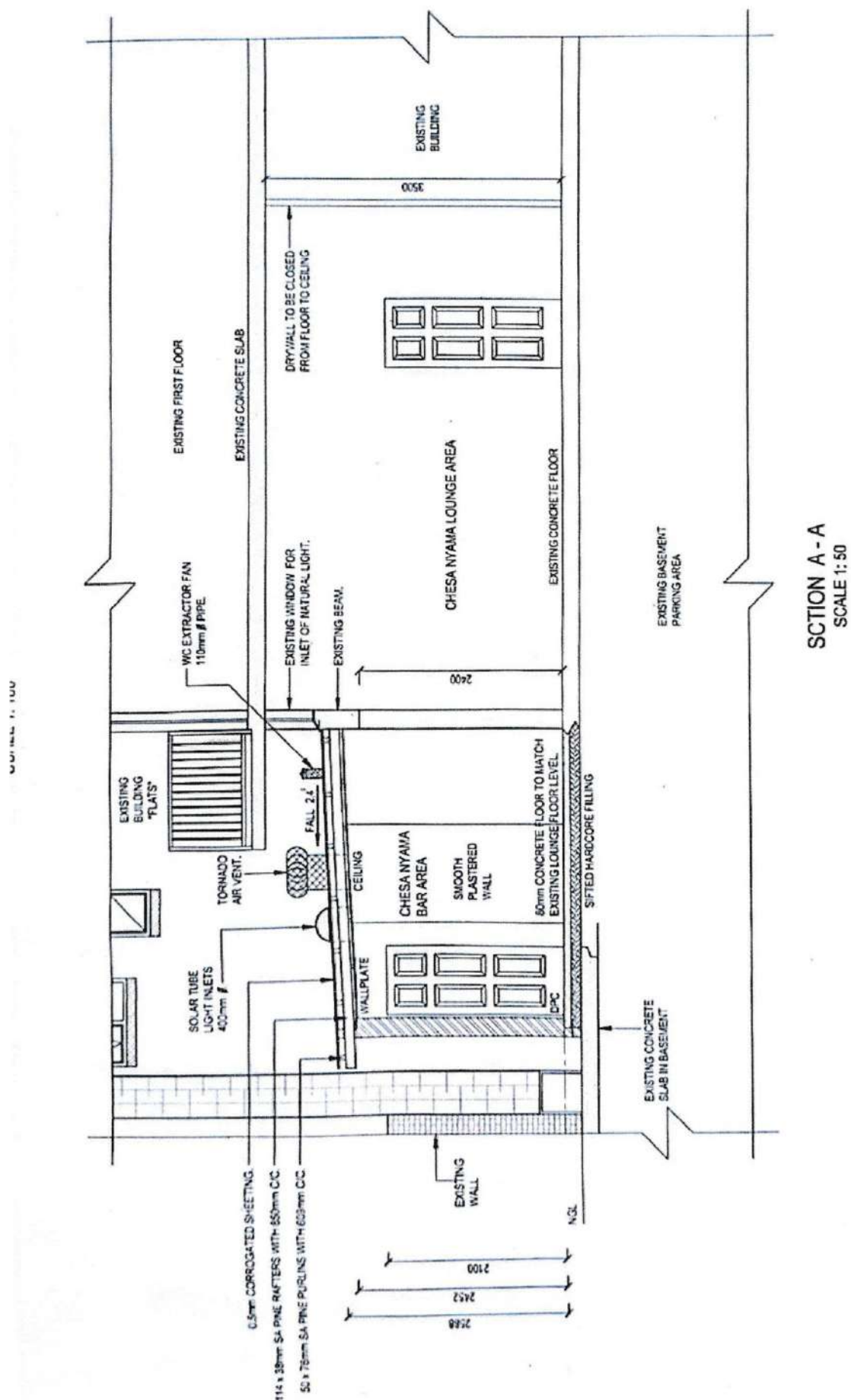
PROJECT PROPOSED BUILDING ADDITION AND INTERNAL ALTERATIONS TO EXISTING BUILDING OF MR AND MRS B.D. VILJOES OF 1511 WEST 17 TH STREET, WILLOW DALE, JOHANNESBURG	PROFESSIONAL ARCHITECTURAL DRAWING PERSON <i>M. Muller</i> REGISTERED ARCHITECT NO. 10007/06 SIGNED: 15/05/2018 DATE: 15/05/2018 SCALE: 1:100 DRAWN BY: M. Muller CHECKED BY: M. Muller DATE: 15/05/2018	AREA MEASUREMENTS EXISTING BUILDING 402.79 m ² NEW BUILDING ADDITION 41.58 m ² SITE 586.00 m ² % SITE COVERAGE 77.79 %	NOTES 1. ALL MEASUREMENTS ARE BASED ON THE 1:100 SCALE. 2. ALL MEASUREMENTS ARE BASED ON THE 1:100 SCALE. 3. ALL MEASUREMENTS ARE BASED ON THE 1:100 SCALE. 4. ALL MEASUREMENTS ARE BASED ON THE 1:100 SCALE. 5. ALL MEASUREMENTS ARE BASED ON THE 1:100 SCALE. 6. ALL MEASUREMENTS ARE BASED ON THE 1:100 SCALE. 7. ALL MEASUREMENTS ARE BASED ON THE 1:100 SCALE.	AUTHORITY APPROVAL STAMP
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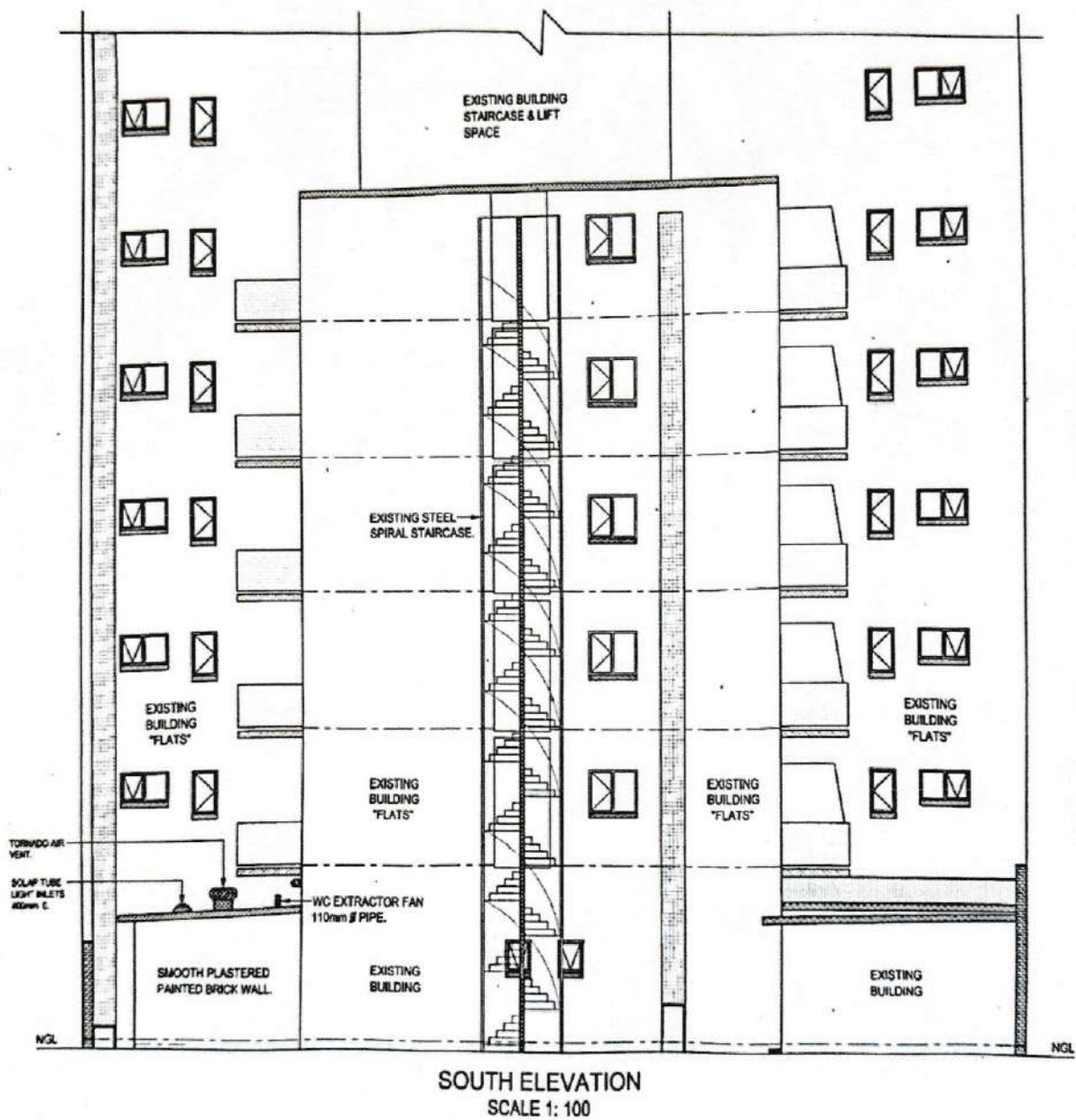
Building plans



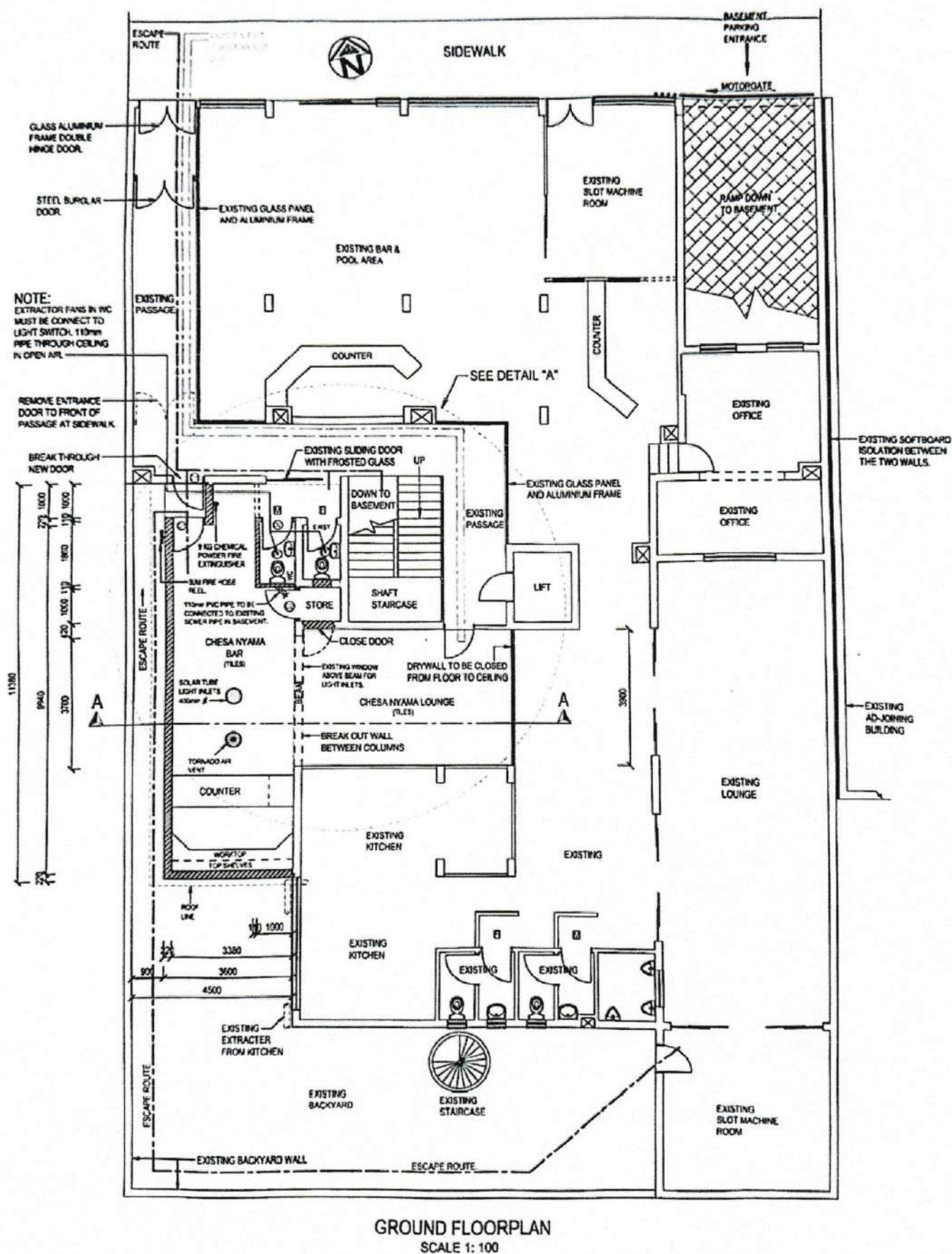
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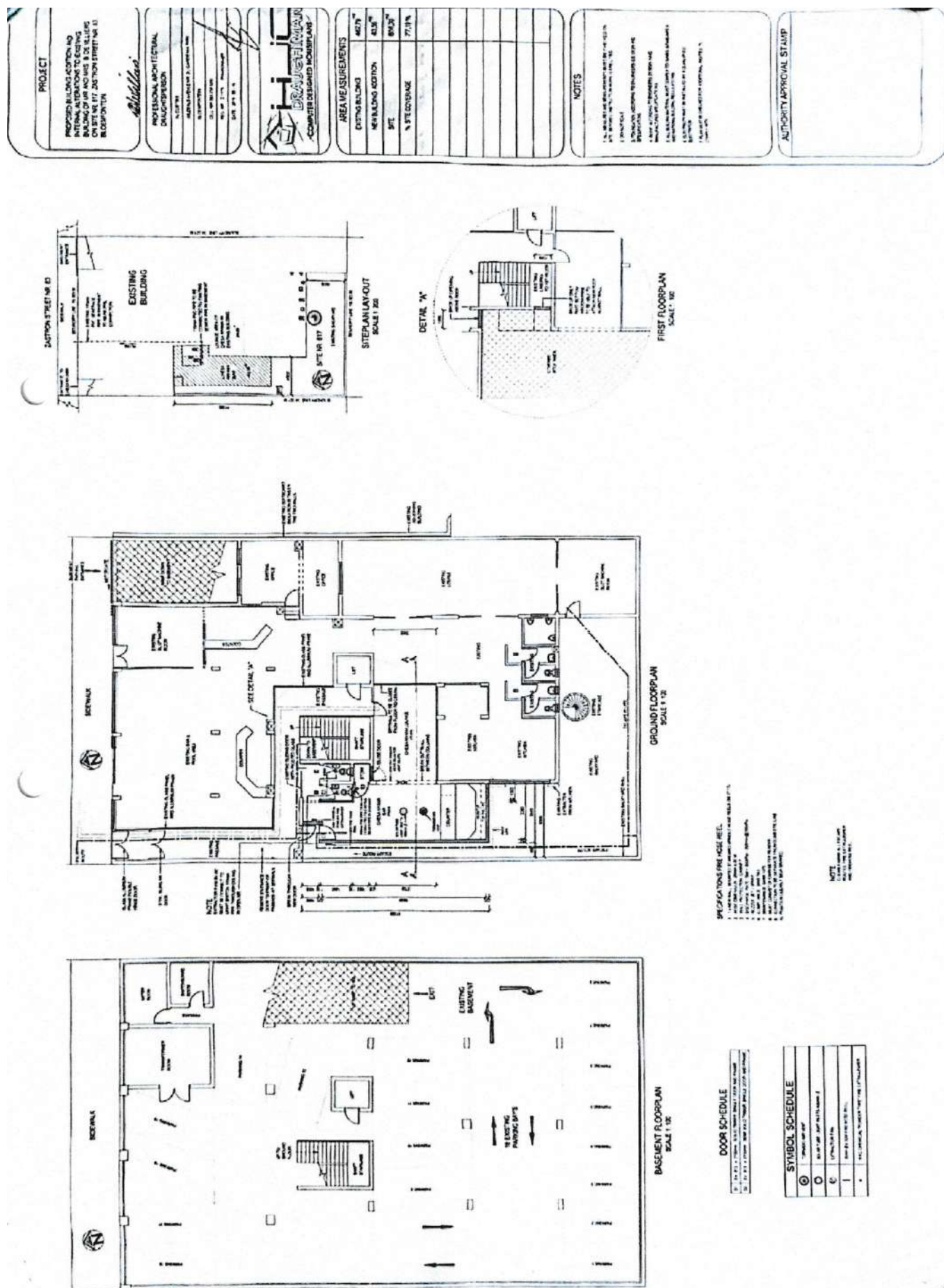
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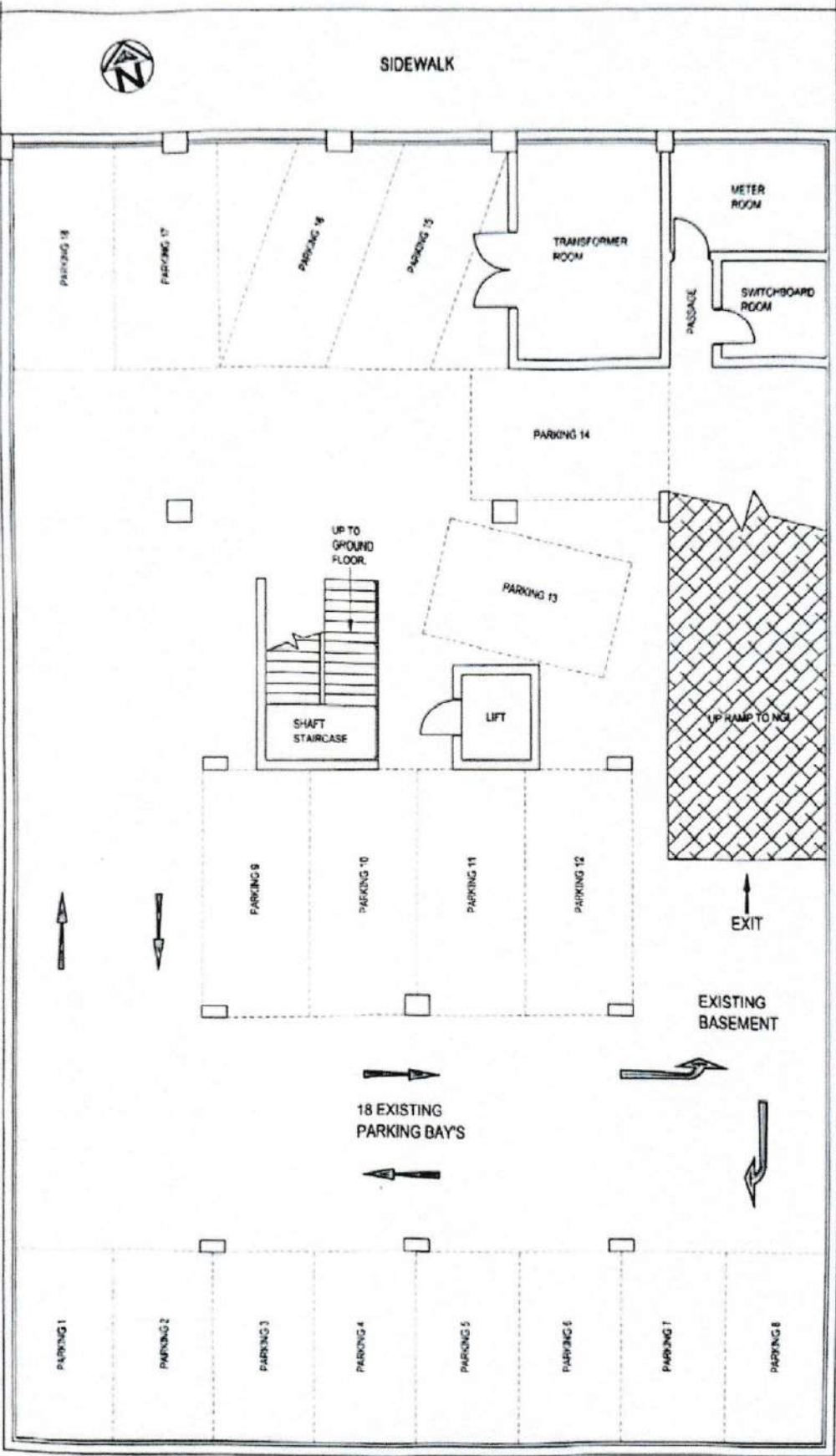
Building plans



Building plans

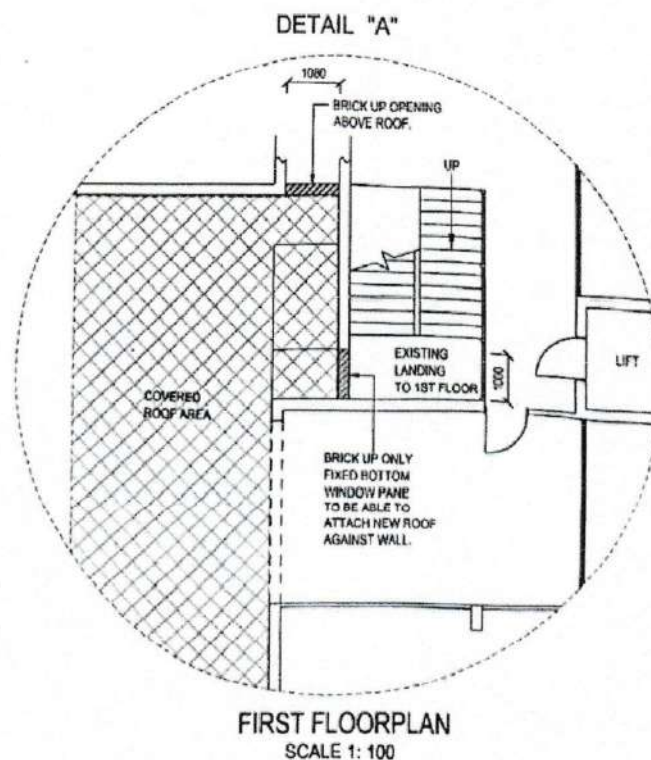
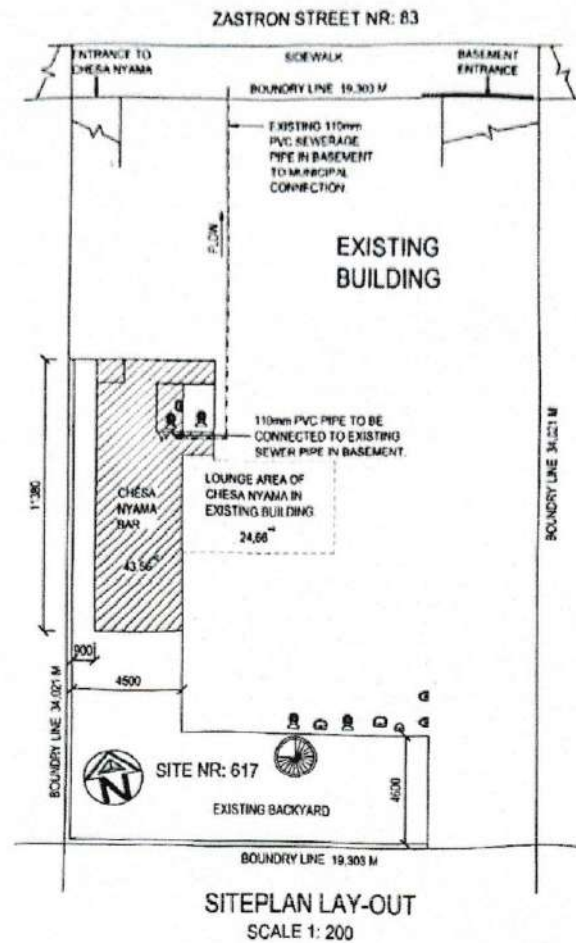


Building plans

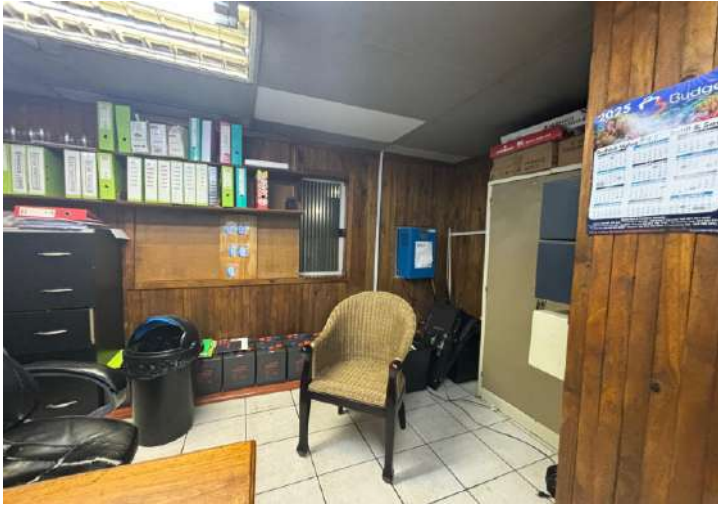


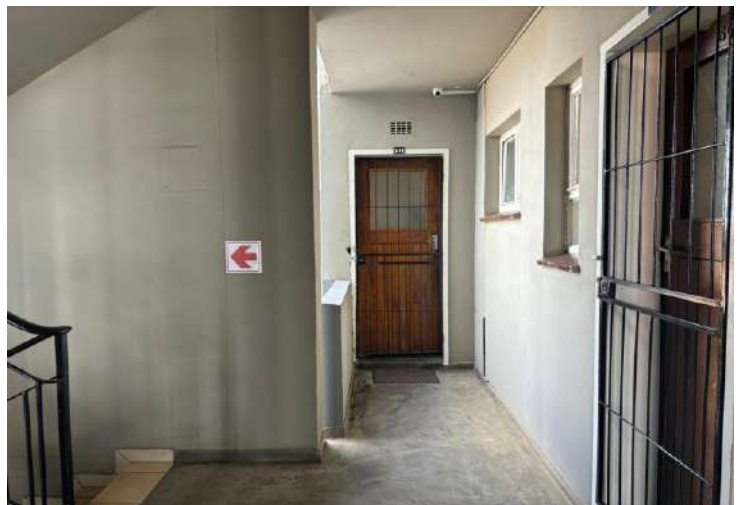
BASEMENT FLOORPLAN
SCALE 1: 100

Building plans

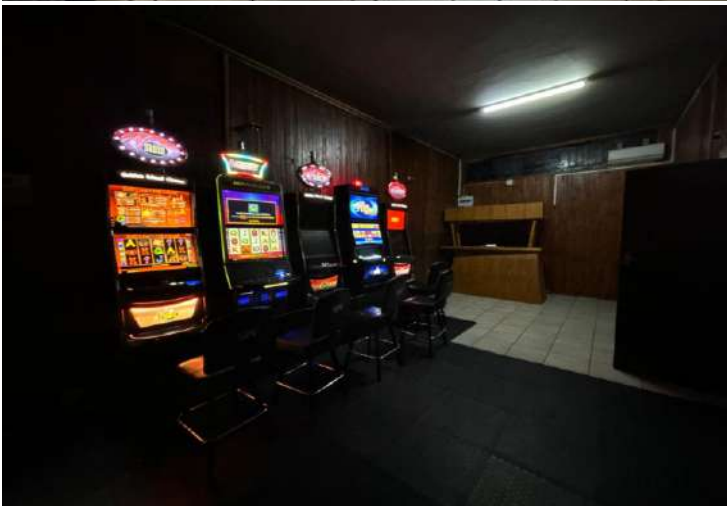


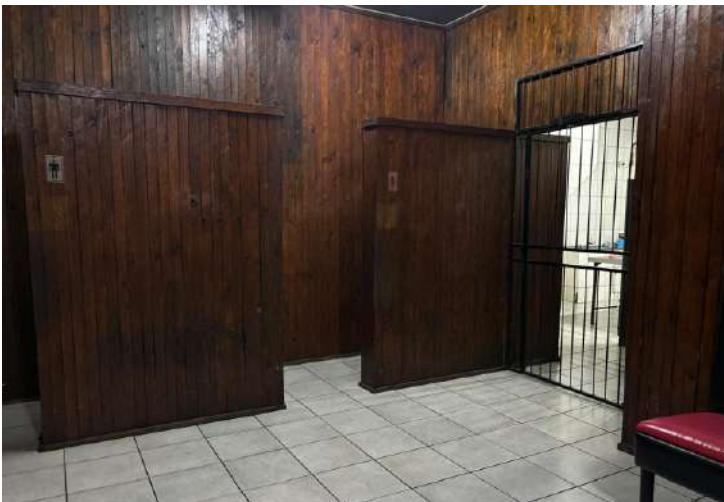
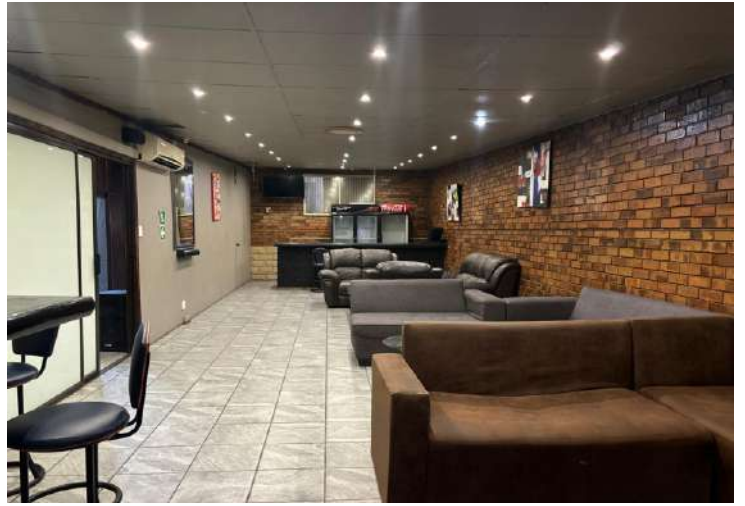
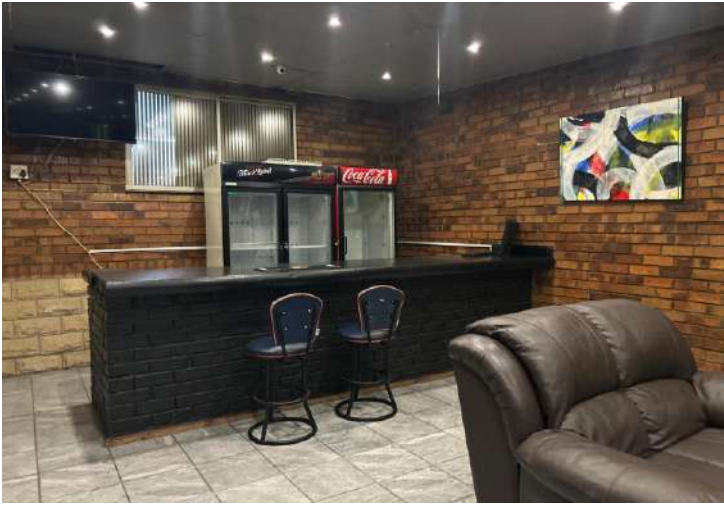






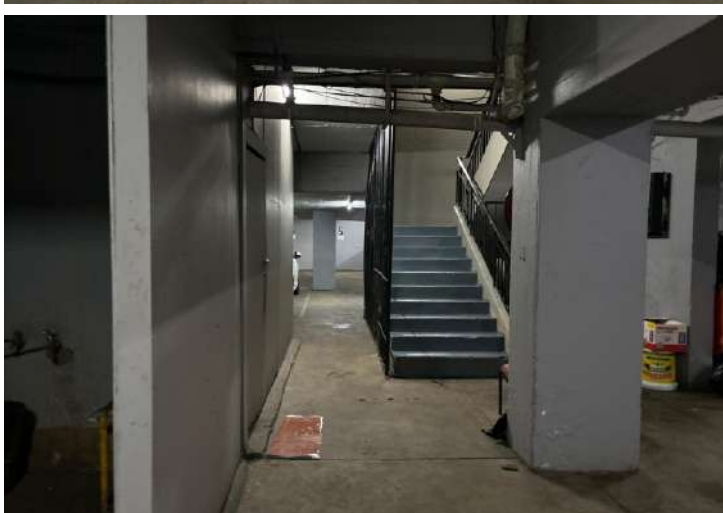
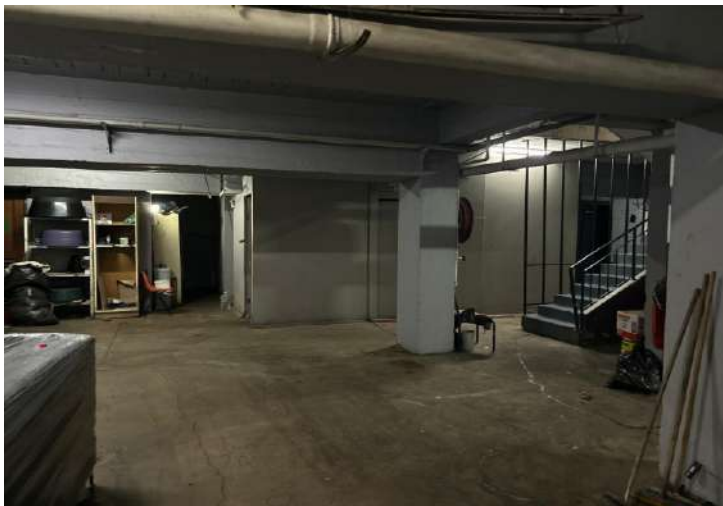












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