

Auction

21 JULY 2026 | 11 AM

The Auction will be held on-site



Prime Commercial Property

3 RHODESDRIFT STREET, BENDOR, POLOKWANE

CONTACT: LEWELLEN GREEN

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 auctions@brocor.co.za

 3 Maree street, Maree Park, Office 4, Potchefstroom, 2531



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.



PROPERTY DETAILS

Property Address	3 Rhodesdrift Street Bendor, Polokwane
Property Type	Full Title
ERF Number	3153
Portion Number	0
Deeds Extent	800 (m ² / ha)
Lat/Lon	-23.8961,29.47995
City/Town	Polokwane
Province	Limpopo
Municipality	Polokwane

Commercial Property Auction – Prime Business Building in Bendor, Polokwane

An exceptional opportunity to acquire a well-positioned commercial office building situated in the highly sought-after business hub of Bendor, Polokwane. This property is ideally located amongst established business parks, financial institutions, medical practices, restaurants, and retail centres, ensuring strong commercial demand and excellent accessibility.

Property Overview:

This modern two-storey commercial building offers a versatile layout designed to accommodate a wide range of business operations, from corporate offices to professional services.

Key Features:

- Double-storey commercial office building
- Spacious open-plan office areas (easily convertible into individual offices)
- Multiple enclosed offices
- Dedicated boardrooms / meeting rooms
- Professional reception and client waiting area
- 2 fully fitted kitchens
- 4 bathrooms (separate male and female facilities)
- Storage and utility rooms
- Aluminium windows fitted with blinds
- Comprehensive security system
- Backup generator for uninterrupted business operations
- Water storage tanks for reliability and continuity
- Covered parking bays
- Secure open parking for staff and clients
- Walkin safe

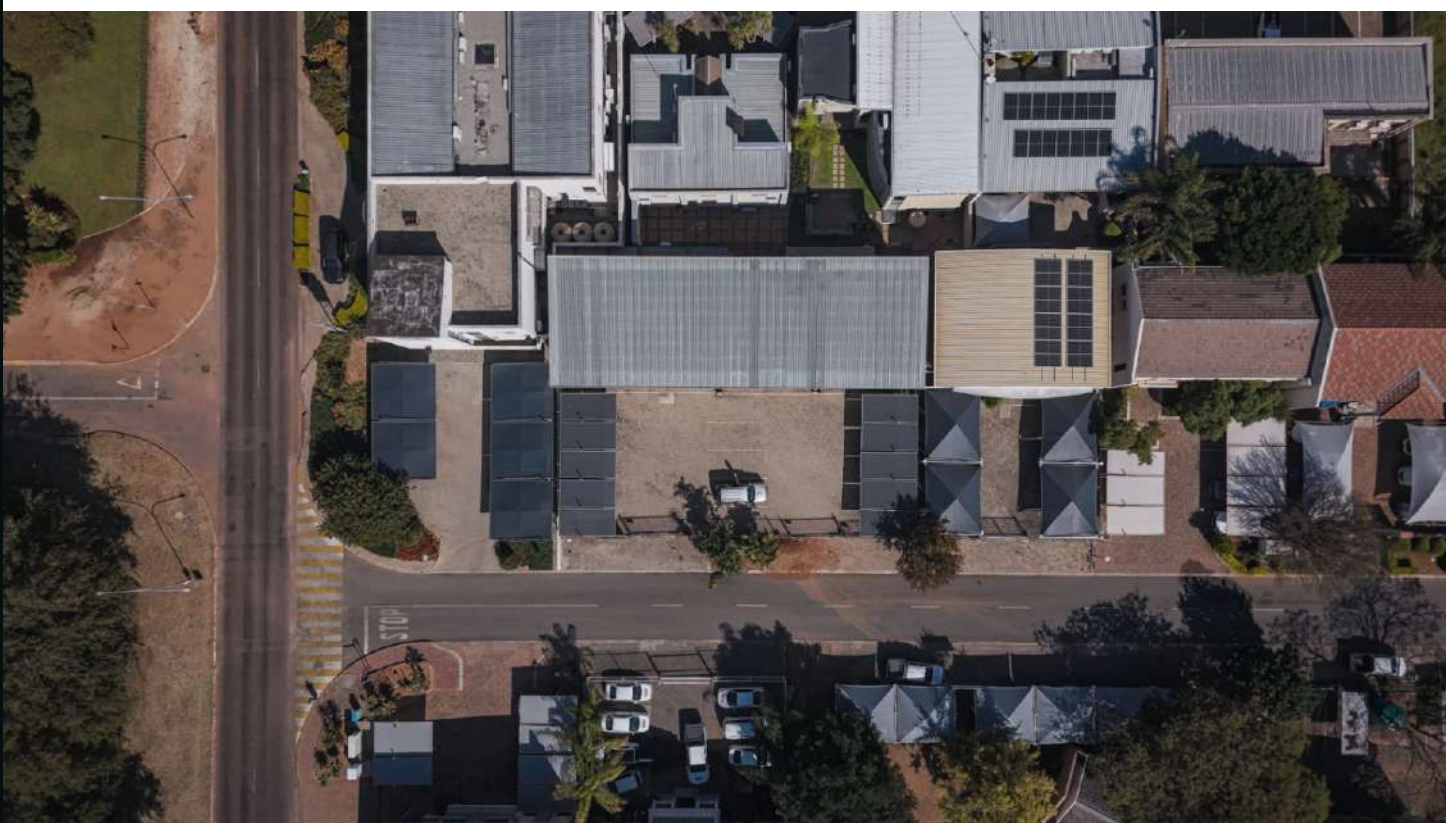
Location Advantage:

Positioned in one of Polokwane's most active commercial nodes, this property offers excellent exposure and accessibility, making it ideal for corporate headquarters, financial services, medical suites, legal firms, or investment portfolios.

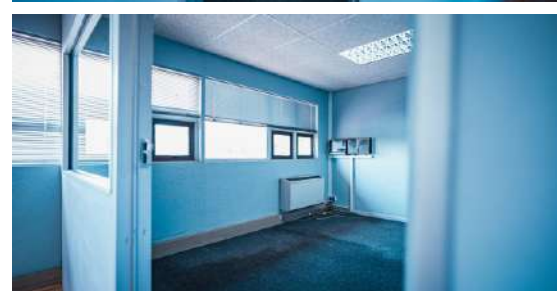
Investment Opportunity:

A rare chance to secure a high-demand commercial asset in a rapidly growing business district. Strong rental potential and long-term capital growth prospects make this a standout auction offering.













AUCTION



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