



Mercia Russell  
0715643047  
mercia@mandated.co.za

Contact Mandated Property Group

010 1094750

Thornhill Office Park, Building 10  
84 Bekker Rd, Vorna Valley  
Midrand, Gauteng, 1686

280m² Business For Sale in Modderfontein



R2,650,000

Monthly Levy R123,000 Excl. VAT

0 20

### Prime Commercial Opportunity: Café Finetsa – A Turnkey Business in the Heart of Modderfontein!

Step into style, flavour, and opportunity with this rare business and property listing at the vibrant Flamingo Shopping Centre in Modderfontein. Café Finetsa is more than just a coffee shop – it's a neighbourhood favourite with a loyal customer base, stylish ambiance, and a reputation for quality and charm.

#### Business & Property Highlights:

- Well-established café with strong daily foot traffic
- Situated in a high-visibility corner of a bustling retail centre
- Includes indoor seating and a popular outdoor area for relaxed al fresco dining
- Fully fitted kitchen, modern equipment, and elegant interior finishes
- Ample secure customer parking within the centre
- Operational with a trained team and point-of-sale system in place – just take over and start earning!

#### Why Invest in Café Finetsa?

<b>Building Name</b>		Caffe Finetsa			
<b>Zoning</b>		Retail			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Power 3 Phase	Yes	Security	Yes	Floor Size	280m²
		Open Parking Bays	20		

