

CASE STUDIES

BAYLEYS

TOTAL property

The green wave

The Government's commitment to reducing greenhouse gas emissions is driving a new wave of green buildings.

Capital gains

After years of transport bottlenecks, infrastructure is at the heart of Wellington's bold visions for its future.

FEATURING

56

COMMERCIAL PROPERTIES
FOR SALE FROM AROUND
NEW ZEALAND

ISSUE 1 - 2022

Matakana character investment

38 Matakana Valley Road, Matakana, Rodney District, Auckland

SOLD

**Total
Property
Case Study**



- Freehold investment returning \$111,000pa net
- Diversified income across four tenants, including Bayleys Real Estate and Elle + Riley
- Underpinned by a 1,549sqm fee simple landholding
- Potential development site

A seldom-found opportunity to secure a retail character investment located centrally in Matakana.

412_{sqm} 

Sold by

Auction (unless sold prior)
41 Queen Street, Warkworth, New Zealand

Sale price
\$4,500,000

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[bayleys.co.nz/1270370](https://www.bayleys.co.nz/1270370)

Property Details

Land Area	1,549sqm
Floor Area	412sqm
Zoning	Business Local Centre

Tenancy Details

Name of Tenant	Elle + Riley Cashmere	Bayleys Real Estate
Term of Lease	Three Years	Three Years
Name of Tenant	Source Kitchen	Coconut Gallery
Term of Lease	Three Years	Two Years

Sale Summary

This property sold under the hammer at Auction following a successful marketing campaign through Total Property nationwide, as well as a comprehensive digital marketing campaign.

Rare live-zoned development land in Warkworth

51 Alnwick Street, Warkworth, Rodney District, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 8.32ha (more or less) fee simple landholding located centrally in Warkworth
- Rare development opportunity boasting approximately 4.99ha of residential single house and 3.33ha of light industry land
- Set amongst a well-established residential suburb with a short walk to the supermarket and a medical centre

Substantial 8.32ha property is in the heart of Warkworth's well-established residential suburb.

Dual residential and light industry zoning with a boat building precinct overlay, provides a unique development opportunity.

The property includes wide river frontage to the Mahurangi River and good connectivity to walk and drive to the town centre.

Property Details

Land Area	8.32ha
Zoning	Residential and light industry

Sale Summary

This property sold under the hammer at Auction following a successful marketing campaign through Total Property nationwide, as well as a comprehensive digital marketing campaign.

8.32_{ha}  757_{sqm} 

**Sold by
Auction**

30 Gaunt Street, Auckland Central, New Zealand

Sale price

\$13,000,000

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 **Video** available

North Auckland's future residential community

522 Wainui Road, Wainui, Auckland, Rodney District

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- One of the largest residential development land holdings North of Auckland
- 191ha more or less land holding zoned Future Urban and Rural Production
- Strong residential growth area
- Excellent proximity to Auckland's Northern Motorway
- Only minutes from Silverdale shopping centre, the Silverdale Industrial area

Longburn Farm provides investors and developers an unprecedented opportunity to secure one of the largest remaining residential development land holdings in Auckland.

Bordered by Wainui Road to the south and Upper Orewa Road to the north, the 191ha landholding is held across 12 parcels located 1.6km west of Auckland's Northern Motorway and only 24 minutes north of Auckland's CBD.

Longburn Farm offers a scale development opportunity for investors and developers to create staged, diverse communities which respond to market demand across the entire development timeframe. In addition to the more intensive development opportunities on the future urban land, access from Upper Orewa Road provides potential opportunity for lifestyle block development that would be keenly sought-after by the market.

Property Details

Land Area	191ha
Zoning	Future Urban and Rural Production

Sale Summary

Marketed via an extensive Total Property promotion. The tender campaign resulted in over 100 enquiries and twelve offers. After further negotiation with the top three parties the property was sold unconditionally to a large developer.

191_{ha} 

Sold by

Tender (unless sold prior)

30 Gaunt Street, Auckland Central, New Zealand

Sale price

Confidential

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Light industry development opportunity

54 and 56 Tavern Road and 2183 East Coast Road, Silverdale, Rodney District, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Continuous fee simple landholding of 4,042sqm (more or less) across three titles
- Corner site positioned on the juncture of Tavern Road and East Coast Road
- Set amongst Silverdale's well established light industry and trade retail precinct
- Ideal trade retail or unit title development opportunity

Strategically positioned on the corner of Tavern Road and East Coast Road, this property has the profile and position to support trade retail, unit title development and more.

Property Details

Land Area	4,042sqm
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Sale Summary

A well run campaign including Total Property Magazine as well as comprehensive digital and print media advertising. Received good enquiry over the campaign. The property was passed in at auction, then sold one week later.

4,042_{sqm} 

Sold by

Auction (unless sold prior)

30 Gaunt Street, Auckland Central, New Zealand

Sale price

\$3,500,000

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 **Video** available

Superb ground floor office investment

G1/14-22 Triton Drive, Albany, North Shore City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Located in the heart of upmarket Albany on Auckland's North Shore
- 159.85sqm (approximately) office premises, plus four car parks
- Boasts a sought-after road-front position
- Part of a high quality, well established commercial precinct - the Interplex Estate
- All owner-occupiers and add-value investors should inspect

G1, 14-22 Triton Drive, Albany provides an excellent opportunity to secure a smart ground floor commercial office property in the heart of Albany. This standout office boasts a sought-after road-front position, perfect for brand profile. Enjoy the logical mix of reception area, large open-plan workspace, partitioned office and boardroom, plus self-contained kitchen/bathroom amenities. Fibre is connected and data reticulation is included. There is an excellent level of natural light throughout.

This modern office property is situated in one of Albany's premier business parks. The Interplex Estate is an upmarket precinct that has attracted a vast range of national and high-profile tenants and owner-occupiers to the area. Surrounding development is above average to superior quality free standing and multi-unit commercial office and industrial structures.

Property Details

Floor Area	159.85sqm
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Sale Summary

Launched to the Market as part of Total Property 1. For Sale by Deadline Private Treaty. Received an early offer that was acceptable to the vendor.

160_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
29 Northcroft Street, Takapuna, New Zealand

Sale price
\$800,000

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Modern industrial with vacant possession

E/9 Piermark Drive, Albany, Auckland

SOLD

**Total
Property
Case Study**



- Total floor area of 702sqm (approximately)
- 14 exclusive car parks
- Air conditioned offices and amenities
- Recent office refurbishment
- Available to occupy now with vacant possession

Bayleys is proud to offer this recently refurbished industrial unit for sale with vacant possession.

Located in the heart of the Albany industrial estate, this unit has a modern appearance and is functional in its lay out.

The building has a rectangular high stud warehouse of six metres accessed via a single motorized roller door. The offices have been re-carpeted and painted, offering a professional and sharp appearance. They are also air conditioned with a mixture of open plan and partitioning throughout.

Property Details	
Floor Area	702sqm (approximately)
Car Parks	14 on site

Tenancy Details	
For sale with vacant possession.	

Sale Summary	
A successful Auction campaign, with the property selling under the hammer for \$3.35 million with four registered purchasers bidding.	

702_{sqm}  2 

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$3,350,000

Source of Purchaser
Database

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Secure entry-level commercial investment

J/18 Link Drive, Wairau Valley, North Shore City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Tenant has been in occupation since 2009 and has recently renewed for a further three years
- High profile Link Drive location being the most sought-after North Shore address for furniture, appliances and home improvement
- Annual net rental of \$64,000pa + GST and outgoings

First time on the market since 1993, Unit J, 18 Link Drive presents a sought after affordable investment opportunity, headlined by a renewed lease term to an established tenant. Investment quantum of this size with a strong security of income is extremely rare, and prospective purchasers can take confidence in the tenant's track record and trading history in this regard.

Link Drive, which is situated in the centre of Auckland's North Shore, is a one-stop shop for a range of homeware items and boasts some of New Zealand's biggest retail names including Harvey Norman, Noel Lemming, Briscoes, JB Hi Fi, Target and Freedom to name a few in a single 500m stretch. The area is easily accessible to Auckland's motorway network via Tristram Road interchange.

Property Details

Zoning	Commercial Zone F
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Sale Summary

Sold in the auction room for \$1,136,000 to a passive investor after spirited bidding from three parties. This property was advertised through Total Property auction campaign. We received good enquire from all forms of marketing with over 35 parties requesting additional information which resulted in six inspections and three parties participating in the auction.

280_{sqm} 

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$1,136,000

Source of Purchaser

Established Client

Purchaser Profile

Passive Investor

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Healthy and strong freehold investment

114 Kitchener Road, Milford, North Shore City, Auckland

SOLD

**Total
Property
Case Study**



- Fully tenanted returning \$131,452.90 + GST and outgoings
- Established tenant and well known brand
- Modest rental with future growth
- Town Centre Zoning (AUP) 18m height control

Freehold entry level investment in Milford, North Shore. An affordable commercial building with no Body Corporate and multiple options. Returning \$131,452.90 + GST (established tenant and well-known brand). Land area 311sqm, floor area 600sqm.

Property Details	
Land Area	311sqm
Floor Area	600sqm
Zoning	Business Town Centre

Tenancy Details	
The property is currently fully leased producing a net income of \$131,452.90pa + GST and outgoings.	

Sale Summary	
A comprehensive campaign was run including Total Property, online and print media. Sold under the hammer at Auction.	

311_{sqm}  600_{sqm} 

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$2,450,000

Yield
5.37%

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Unrivalled trophy asset - develop or hold

105-111 Hurstmere Road, Takapuna, North Shore City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Triple fronted, high profile corner site in central Takapuna
- 916sqm freehold site with Metropolitan Centre zoning
- Flexible lease terms unlock a myriad of development and refurbishment options
- Current rental \$455,009pa across four tenancies

A truly special offering, this is an opportunity to purchase a high-profile corner site situated on the eastern side of Hurstmere Road and fronting Takapuna's iconic beachfront. There have not been any sites available on this tightly-held strip in recent memory making this a true once-in-a-lifetime buying opportunity.

The asset has been strategically managed, with no egregious tenant final expiry dates which could hinder plans for redevelopment. The new owner can take full advantage of some of the most sought-after views in Auckland.

The 1,113sqm building has been well maintained and features basement car parking. While an investor can explore the future development potential of the property, an owner-occupier could retain or refurbish the property for their own use.

916_{sqm}  1,113_{sqm} 

Sold by

Tender (unless sold prior)

29 Northcroft Street, Takapuna, New Zealand

Sale price

\$11,250,000

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Property Details

Land Area	916sqm
Zoning	Commercial Zone B

Sale Summary

Full scale campaign with a large marketing budget. Resulted in some 55 enquiries and approximately 12 inspections. Tenders closed with four offers. The two best were similar and were given another chance. The property sold to a party who had been trying to buy it for some time.

Devonport live and work buy one or both

Unit B and C/63 Lake Road, Devonport, North Shore City, Auckland

SOLD

**Total
Property
Case Study**



- High profile site at busy Lake Road location
- Comprising of two blocks of retail and residential buildings
- Future rental growth with generous onsite car parks
- Tenants include well established pharmacy; hair salon etc.

This building is strategically situated on Lake Road with excellent exposure. The property offers a diversified cash flow anchored by three retail tenancies on the ground floor and two residential apartments on the upper level. Excellent opportunity for future owner to utilise the commercial work space while the upstairs offers flexibility as an investment or for future owner occupier.

Property Details

Zoning	Neighbourhood centre zone	
Property address	63B	63C
Retail floor area	75.9sqm (more or less)	95.5sqm (more or less)
Flat floor area	55sqm (more or less)	99sqm (more or less)

Tenancy Details

Fully leased and returning (63B) \$49,993.18pa and (63C) \$75,621.73pa

Sale Summary

Two blocks of retail and residential buildings at Lake Road occupied by well-established tenancies. After a Total Property auction campaign and Chinese media advertising, both blocks of properties were purchased by a passive investor at auction.

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$1750,000.00

Purchaser Profile

Passive Investor

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Be your own landlord - occupy or invest

4/4 Grivelle Street, Kumeu, Rodney District, Auckland

SOLD

**Total
Property
Case Study**



- Total building area of 132sqm (more or less)
- Three (3) allocated on-site car parks
- Well-presented tilt-slab building
- Ideal office to warehouse ratio
- Light industry zoning

Situated and well positioned within Kumeu's highly sought-after industrial precinct, this modern industrial unit ticks all of the boxes. This is an ideal opportunity for Owner Occupiers looking for a tidy unit to occupy for either commercial or personal use. Alternatively, investors should consider the versatile nature of the unit and low vacancy rates observed across the West Auckland industrial market. The property comprises of tilt-slab warehouse, with roller door access, amenities and a low proportion of mezzanine office space with three (3) allocated car parks.

Property Details

Floor Area	132sqm
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Sale Summary

With multiple unconditional offers presented on the deadline date following a successful Total property marketing campaign, this tilt-slab industrial unit sold for a record-breaking result of \$565,000, equating to \$4,280/sqm. With over 40 registered buyers and 25 inspections, there was plenty of qualified interest in this property which in turn, led to an awesome result for the vendor.

132_{sqm} 

Sold by
For Sale by Deadline Private Treaty

Sale price
\$565,000

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Unrivalled investment with international tenant

Unit 2/8 Lorne Street, Auckland Central, Auckland

SOLD

**Total
Property
Case Study**



- Fully leased investment on Lorne Street, Auckland Central
- Tenanted by a dessert and beverages brand with over 700 stores worldwide
- Walking distance to nearby universities and shopping destinations
- Brand new five years lease commencing in 2021
- Currently returning \$95,000pa net + GST

Investors looking to secure this exceptional bottom drawer commercial investment, look no further! Established international desserts and beverages brand 'Meet Fresh' returning \$95,000pa. The unit is fitted out with a commercial kitchen, serving counter and seating area. Well positioned spot for locals and passing busy footfall. Excellent central location close to University of Auckland, Auckland Central Library, Saint James Theatre, public transport, key arterial routes, large business headquarters, art gallery and more.

Property Details

Floor Area	163sqm (more or less)
Zoning	Business City Centre zone

Tenancy Details

Five years renewal in 2021 returning \$92,000pa + GST

Sale Summary

The property was part of the 1st Total Property campaign of 2022. Tenanted by an international and reputable F&B brand has definitely attracted good level of enquiries. The team managed to secure a pre-auction offer from a local Korean passive investor and the retail unit was then sold under the hammer on auction day.

163_{sqm} 

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$2,180,000

Source of Purchaser
Referral

Purchaser Profile
Passive Investor

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\$1 reserve auction - two freehold CBD units

10 and 11/147 Nelson Street, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



- Two newly constructed commercial units measuring 100sqm and 69sqm (approximately)
- For sale individually by \$1 reserve auction
- Blank canvas opportunity allowing flexibility for future uses and activities
- Located in the heart of central Auckland in the popular Sugartree Development.

These flexible units offer purchasers complete flexibility for their future needs. The properties are suited for retail shops, convenience stores, commercial office storage and distribution hubs to name just a few potential uses. The units have use of existing bathroom facilities adding further flexibility of the spaces. The location of these units offers easy access to motorways and taps into the density of the surrounding residential developments.

Property Details

Floor Area	169sqm
Zoning	Business - City Centre

Sale Summary

Marketed through Total Property 1, New Zealand Herald, OneRoof, Trade Me, Realestate.co.nz and WeChat. A good level of enquiry was received over the campaign period and the property was sold at auction to add value investors.

169_{sqm} 

Sold by

Auction (will not be sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$538,000 + GST (if any)

Source of Purchaser

Realestate.co.nz/commercial

Purchaser Profile

Active add value investor

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Cash flow positive investment

GC/508 Queen Street, Auckland Central, Auckland

SOLD

**Total
Property
Case Study**



- Entrenched liquor tenant, Black Bull Liquor in occupation since 2018
- Returning \$90,900pa approximately + GST and outgoings with fixed rental growth
- Excellent road front exposure and well positioned within the Auckland CBD
- Highly motivated vendor

This is a fantastic opportunity for investors to acquire a stratum in freehold investment in Auckland's CBD. The 150sqm (more or less) retail unit has been utilised as a liquor shop since 2011 and have renewed their lease for six years from 2018 with rights of renewal until 2036.

The site benefits from dual access, with delivery access and two car parks located at the rear of the property. This central position and the above residential apartments, provide high traffic volume and steady income.

The evolutionary Aotea Train Station is well underway and will be a short distance from the property, and is expected to be New Zealand's busiest train station.

Property Details

Floor Area	150sqm (more or less)
Zoning	Business City Centre

Tenancy Details

Currently returning \$90,900pa approximately + GST and outgoings.

Sale Summary

Sold to an add value investor during our negotiation process after the Deadline date equating to an 8.3% yield.

150_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)

2 Harris Road, East Tamaki,
Auckland, New Zealand

Sale price
\$1,095,000

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Newton gem with 32.5m height + income

12 Karaka Street, Eden Terrace, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 472sqm freehold development site with residential holding income
- North-facing, elevated corner position with multiple road frontages
- Business – Mixed Use Zoning with 32.5m height overlay
- Strategic CBD fringe location in flourishing mixed use precinct
- A must view for all developers, residential investors and land bankers

A rare and flexible opportunity in a rapidly growing mixed use enclave. This elevated, north facing site is zoned Business - Mixed Use and benefits from a 32.5m height overlay, allowing for an intensive residential, commercial or mixed use development. Conveniently located a short stroll from Karangahape Road and CRL Station, the property offers easy access to transport links and Auckland CBD and is surrounded by a number of residential and commercial developments which are either underway or recently completed. The property is currently configured in two residential flats (1x7 bedroom and 1x6 bedroom) and returns \$131,000pa (gross). These stable income streams provide an excellent cashflow while developments are being planned or alternatively an ongoing cashflow for investors / land bankers. Intensive sites in this precinct are becoming tightly held and for good reason.

Property Details

Land Area	472sqm
Floor Area	306sqm
Zoning	Commercial Zone F

Sale Summary

Marketed through Total Property 4, New Zealand Herald, OneRoof, Trade Me, Realestate.co.nz and WeChat. Moderate levels of enquiry were received throughout the campaign with predominantly self-driven enquiry. The property was sold by tender.

472_{sqm}  306_{sqm} 

Sold by

Tender (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$3,100,000

Purchaser Profile

Active add value investor

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Sought after development in Remuera

100 Portland Road, Remuera, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



- Calling all proactive developers' attention!
- Freehold sizeable - 835sqm section with Resource Consent for four townhouses
- Elevated and flat site zoned under Residential - mixed housing suburban zone
- With resource consent in place, a must view for developers, land bankers, and occupiers

Offering to the market is an unparalleled opportunity to acquire a freehold development site within a prestigious Remuera location. This property presents an attractive opportunity for developers looking to secure a well-appointed site in a sought-after Double Grammar Zone position.

Fully approved RC plan in place to construct four two-story townhouses with outdoor decking area and internal garage and on individual subdivided title - a truly ripe development opportunity for the visionary developer to take on the advantage of the position of this real estate.

Property Details

Land Area	835sqm (more or less)
Zoning	Mixed housing suburban zone

Tenancy Details

Residential tenant in place with open term, weekly rental \$1050.

Sale Summary

The property was marketed in both English media and Chinese media channels. The auction campaign resulted in multiple bids being received and the property was successfully sold by an unconditional offer.

835_{sqm}  182_{sqm} 

Sold by Auction

Bayleys house, 30 gaunt Street,
Auckland Central

Sale price
\$2,700,000

Source of Purchaser
Established Client

Purchaser Profile
Passive Investor

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 **Video** available

Remuera land - investment or development?

10 Macmurray Road, Remuera, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Ultimate passive investment or landbank for development
- Ground lessor's interest in 1,821sqm (more or less) site in sought-after city fringe position
- Ground rent income of \$217,000 with 2023 review to provide considerable upside
- Highly desirable location near Newmarket with Mixed-Use and DGZ zoning

A unique opportunity to secure the lessor's interest in a large landholding in Remuera, one of Auckland's most sought-after suburbs and witness to considerable residential and commercial development in recent years. The property is surrounded by a mixture of character homes, high-end residential apartments and boutique commercial and medical properties. It is a short walk to the plentiful attractions Newmarket has to offer and is handily located for motorway on-ramps, hospitals and Auckland's CBD. As an investor, simply sit back and enjoy the \$217,000pa + GST (net) cash flow this hands-off investment provides, in the form of the ground rent paid by the ground lessee, who runs the rest home positioned on the land. The desirability of this prime city fringe location with its intensive Business - Mixed Use zoning, combined with its Double Grammar school zoning, has fuelled the fast rise of land values in the area, in cases, doubling and more over the last seven years.

Property Details

Land Area	1,821sqm
Zoning	Business - Mixed Use

Sale Summary

Marketed through Total Property, New Zealand Herald, OneRoof, Trade Me, Realestate.co.nz and WeChat. Good levels of enquiry were received from both investors and developers.

1,821_{sqm} 

Sold by

Tender (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$8,200,000

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 **Video** available

DGZ development with income (deceased estate)

8 Alpers Avenue, Epsom, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 822sqm fee simple site zoned Terrace Housing & Apartment Buildings (THAB)
- Highly sought after location, walking distance from Newmarket
- Six individual residences returning approximately \$102,960pa
- Versatile opportunity: Double grammar zone development site, land bank or add value investment

A rare chance to secure a prime development site with income in the highly sought after and affluent suburb of Epsom. The property benefits from the high intensity Residential - Terrace Housing and Apartment Buildings zoning. Located in zone for Auckland Grammar and Epsom Girls Grammar Schools, the property is strategically positioned in close proximity to the considerable amenities Newmarket has to offer, motorway interchanges, Auckland Hospital, CBD, not forgetting the recently completed Westfield Shopping Centre just a short walk away.

The single standalone building positioned on the site comprises six individual residential tenancies and returns approximately \$102,960pa. Enjoy the income while planning your development, land bank or add value, you decide. Flexible offerings in this location are becoming increasingly scarce, be sure not to miss this one.

Property Details

Land Area	822sqm
Zoning	Residential Zone M

Sale Summary

Marketed through Total Property 1, New Zealand Herald, OneRoof, Trade Me, Realestate.co.nz and WeChat. A good level of enquiry was received over the campaign period and the property was sold at auction to a local land banker.

822_{sqm}  245_{sqm} 

Sold by

Auction (unless sold prior)

Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Sale price

\$4,050,000

Purchaser Profile

Developer

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St Johns gem - occupy or invest

28 Thomas Peacock Place, St Johns, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



- Total building area of 356sqm (more or less)
- Vacant possession - ideal for occupiers
- Tightly held precinct

Coming to the market for the first time in over 30 years this tidy industrial premises will suit a variety of users.

This property will be well suited to an owner occupier looking to establish their business in a highly desirable location. Alternatively, investors should consider the extremely low vacancy rates and versatile nature of the building.

The property is predominately clear span warehouse which is regular shaped and can be accessed via a full height roller door. This space also benefits from excellent natural light and has modern LED lights throughout. The balance of the premises provides a ground floor lunchroom, amenities and first floor office accommodation.

This small industrial complex provides convenient truck access and has ample on-site car parking or yard. Located in Saint Johns, the property offers convenient access to Stonefields, Sylvia Park and the Eastern Bays.

356_{sqm} 

Sold by

Auction (unless sold prior)

2 Harris Road, East Tamaki, New Zealand

Sale price

\$2,000,000

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Property Details

Floor Area	356sqm (more or less)
Zoning	Business Light Industry

Tenancy Details

For sale with vacant possession.

Sale Summary

356sqm industrial unit sold with vacant possession to an owner occupier through a comprehensive Total Property Auction campaign.

Strategic Greenlane with multiple opportunities

378 Great South Road and 1 Nolan Road, Greenlane, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Two connecting freehold sites in the sought-after Greenlane precinct
- Combined land area of 1,716sqm with two road frontages
- Mix of favourable Business - Mixed Use and THAB zoning
- A very strategic and rare opportunity not to be missed

These two connecting properties which have been held by the same ownership for a number of years are strategically located in close proximity to the Great South Road/Greenlane West intersection very near to the north-south motorway interchange and just minutes from the Greenlane Train Station, Countdown etc. 378 Great South Road provides excellent frontage to this main arterial, and offers a sealed yard with an office and workshop, with 1 Nolan Road offering a tenanted four bedroom and two-bathroom residential dwelling accessed from Nolan Road. Both properties are of level contour and with the substantial combined land area and favourable zonings provide a huge range of possibilities for buyers, including owner occupiers, residential & commercial developers and landbankers. The opportunity exists to purchase together or separately with all viewings strictly by appointment.

Property Details

Land Area	1,719sqm
Zoning	Commercial Zone D

Sale Summary

Marketed through Total Property 1, New Zealand Herald, OneRoof, Trade Me, Realestate.co.nz and WeChat. Good levels of enquiry were received throughout the process from a range of media and self-generated enquiry. The properties were sold individually via the tender process.

1,719_{sqm} 

Sold by

Tender (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

confidential

Source of Purchaser

Prospecting

Purchaser Profile

Developer

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Industrial investment - new six (6) year lease

74-76 Leonard Road, Mt Wellington, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Long lease to an established, well entrenched tenant
- Currently returning \$400,000pa + GST (net)
- 2,712sqm freehold, standalone industrial building on a 2,595sqm site
- Popular Penrose location close to the motorway networks

The property is underpinned by a tenant with over 25 years in business, who have invested significantly in their fit out and infrastructure and offer the security of a bank bond.

This well located passive investment sits in a fantastic central location which is set to grow further with major redevelopment planned nearby. Investors can enjoy the income whilst the area transforms around you.

Property Details

Land Area	2,595sqm (more or less)
Floor Area	2,712sqm (more or less)
Car Parks	Six spaces
Zoning	Business Light Industry

Sale Summary

Total Property marketing campaign that was extremely popular due to the location and add value opportunity. Great result for both vendor and purchaser.

Sold by

For Sale by Deadline Private Treaty

(unless sold prior)

2 Harris Road, East Tamaki, New Zealand

Sale price

\$5,940,000

Yield

6.73%

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Brand new road front industrial - five year lease

Unit 5/273 Neilson Street, Onehunga, Auckland

SOLD

**Total
Property
Case Study**



- New five-year lease to established tenant returning \$177,110pa net plus GST
- Lease includes a six-month security deposit and 3% annual fixed growth
- Located within Auckland's most prestigious new gated industrial development
- High profile position comprising, showroom, office and warehouse

Magnificently located on the cusp between Penrose and Onehunga, Woollen Mills is a brand new, high spec development well positioned to access both SH1 and SH16.

The development features six access points from three street frontages, together with excellent site circulation and dedicated container set down areas.

Unit 5 enjoys a high profile to Neilson Street with roller door access to the high stud warehouse.

This brand new, low maintenance, high profile industrial provides for a hassle free investment with all the fundamentals present.

Property Details

Floor Area	733sqm (more or less)
Car Parks	12

Sale Summary

Strong interest with multiple offers received on the close date. Both units sold at the conclusion of the campaign.

733_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
2 Harris Road, East Tamaki, New Zealand

Sale price
\$3,850,000

Yield
4.60%

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Immaculate industrial investment - six year lease

Unit 22/273 Neilson Street, Onehunga, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- New six-year lease returning \$149,240pa net + GST
- Lease includes a six-month bank bond, a personal guarantee and 3% annual fixed growth
- Located within Auckland's most prestigious new gated industrial development
- Low maintenance, high stud, tilt slab construction

Woollen Mills is a 15-minute drive from the Auckland CBD with easy motorway access via State Highway 1 and State Highway 20 both north and south. The development boasts six access points from three road frontages with excellent site circulation, and is fully gated.

This brand new industrial building has been leased long term to a national company with rights of renewal to 2039.

This is a true passive industrial investment.

Property Details

Floor Area	717sqm (more or less)
Car Parks	Nine spaces

Sale Summary

Strong interest with multiple offers received on the close date. Both units sold at the conclusion of the campaign.

717^{sqm} 

Sold by

For Sale by Deadline Private Treaty

(unless sold prior)

2 Harris Road, East Tamaki, New Zealand

Sale price

\$3,245,000

Yield

4.59%

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Strategically located high spec industrial

14 Blackburn Road, East Tamaki, Manukau City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Modern 4,749sqm facility for lease or sale
- Freehold 5,444sqm site with good access to SH1 via Highbrook Drive
- Potential for holding income or vacant possession
- Utilize the existing consented manufacturing fitout or reconfigure to suit

This highly specified and well-maintained facility has a significant consent and threshold to replicate.

Occupiers with specialist production requirements should explore this opportunity. Alternatively, re-instate as an industrial warehouse and benefit from this prime central East Tamaki position.

With the potential to adapt for a wide range of users, including pharmaceutical, dangerous goods, food, laboratories and manufacturing. All tenants, owner-occupiers and add value investors must inspect.

Property Details

Land Area	5,444sqm (more or less)
Floor Area	4,749sqm (more or less)
Car Parks	50 spaces (approximately)
Zoning	Heavy Industry

Sale Summary

Strong interest at the close date with seven offers received from a mix of owner occupiers and investor. Sold unconditionally at the conclusion of the process to an owner occupier.

5,444_{sqm}  4,749_{sqm} 

Sold by
For Sale or Lease
by Deadline Private Treaty
(unless sold prior)

2 Harris Road, East Tamaki, New Zealand

Sale price
\$13,500,000

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Block of shops investment opportunities

10 - 16 Station Road, Otahuhu, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



- Single-level building split into multi tenancies
- Four retail shops and a large warehouse at rear
- Returning \$53,265.43pa + GST
- Suitable for add-value investors and developers

This single-level standalone commercial building is prominently positioned on Station Road, in the middle of Otahuhu town centre. It comprises freehold land of 567sqm, with four ground floor retail shops and a warehouse/storage at rear.

The property benefits from town centre upgraded the streets and public spaces to provide better connected and infrastructure for walking and cycling. It also close proximately to the Otahuhu interchange Station for bus and train services.

This property provides split-risk mix of four shop front tenancies that have strong future growth for a new owner. With the current owner going into retirement, take advantage for add value or use for a future development opportunity.

Property Details	
Land Area	567sqm (more or less)
Floor Area	391sqm (more or less)
Zoning	Business - Town Centre Zone

Tenancy Details	
Multiple tenancies returning \$53,265.43pa + GST.	

Sale Summary	
Split risk retail block in Otahuhu occupied by well-established tenancies. Marketed by Total Property auction campaign purchased by a passive investor.	

567_{sqm}  391_{sqm} 

Sold by
Auction (unless sold prior)
 Bayleys House, 30 Gaunt Street,
 Auckland, New Zealand

Sale price
 \$1,360,000

Source of Purchaser
 Established Client

Purchaser Profile
 Passive Investor

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Tidy vacant industrial opportunity

12/630 Great South Road, Papatoetoe, Manukau City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Vacant tilt slab, high stud industrial unit in highly sought-after location
- 236sqm industrial unit with warehouse, mezzanine and office across two floors
- Affordable price bracket for owner-occupiers and add-value investors
- Direct access to State Highway 1 and minutes to Manukau CBD

This tidy industrial property located on Great South Road provides the perfect opportunity for any owner-occupier or early investor looking for an industrial asset situated on one of Auckland's main arterial routes.

This unit includes an alarm system, three-phase power, an automated roller door and high stud warehousing which will provide an ease of access to suit a range of occupiers. Vacancy rates are at an all time low so this presents a fantastic opportunity for owner occupiers and investors to secure a modern industrial property in a tightly-held market.

The premium location of this property allows quick access to both the East Tamaki and Highbrook industrial precincts, in addition to being minutes from both the Papatoetoe and Otahuhu town centres.

Property Details

Floor Area	236sqm (more or less)
Zoning	Business Light Industry

Tenancy Details

For sale with vacant possession.

Sale Summary

236sqm (more or less) industrial unit sold with vacant possession to an owner occupier through a comprehensive Total Property Auction campaign.

236_{sqm} 

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$987,000

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Dual access, fee simple, affordable industrial

10 Lovegrove Crescent, Otara, Manukau City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Occupy, invest or develop
- Low site coverage of 29.6%
- Holding income until final expiry in Q3 2023
- Entry level price point

10 Lovegrove Crescent presents one of the best opportunities on the market to secure a fee simple, no frills industrial asset with options galore.

Warehousing/workshop areas make up 551sqm (more or less) of the floor area with the remaining 143sqm (more or less) of office/amenities/mezzanine. The building provides a hard working, functional workspace.

Boasting a 2,329sqm (more or less) fee simple land holding, the property provides a large frontage onto Lovegrove Crescent and rear access to Kelpie Lane allowing a full drive-through site. The property enjoys efficient and largely unimpeded access to the motorway network whilst conveniently located less than five kilometres from the industrial hub of Highbrook Business Park.

The longstanding tenant provides a holding income of \$72,000pa net giving the incoming owner sufficient options to invest and add value, redevelop or occupy.

Property Details

Land Area	2,329sqm (more or less)
Floor Area	690sqm (more or less)
Zoning	Business - Light Industrial

Sale Summary

The campaign attracted strong levels of interest highlighting the demand for standalone industrial properties. The auction was hotly contested with 15 bidders and over 50 bids leading to a great result.

2,329_{sqm}  690_{sqm} 

Sold by

Auction (unless sold prior)

2 Harris Road, East Tamaki, New Zealand

Sale price

\$2,681,000

Yield

2.68%

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Modern industrial investment

57C Mclaughlins Road, Wiri, Manukau City, Auckland

SOLD

**Total
Property
Case Study**



- A-Grade industrial unit in modern development
- New three-year lease returning \$180,000pa net + GST
- 1,289sqm high stud clear span warehouse with associated office/amenity
- Sought after and tightly-held location with access to main arterials

Bayleys is proud to present the sale of this highly functional A-Grade industrial property located in the sought after Wiri Industrial Precinct.

The property features an A-Grade high stud warehouse with roller door access and canopy overhead. Modern office and amenities are provided over two levels with the potential for the ground floor to be utilised as showroom. Thirty-three on-site car parks are provided.

The property is currently under-rented with a market rent review upon the lease renewal on 1 April 2024. With such low stock of this nature in today's market this is an opportunity not to be missed.

Property Details	
Floor Area	1,289sqm (more or less)
Zoning	Business Heavy Industry

Tenancy Details	
Returning	\$180,000pa net + GST.

Sale Summary	
An A-Grade industrial unit located in the heart of Wiri. Occupied by a food packaging supply company returning \$180,000pa net.	

1,289_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
2 Harris Road, East Tamaki, New Zealand

Sale price
\$4,500,000

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High profile, tenanted investment

Units G and F/181 and 189 Great South Road, Takanini, Papakura District, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Three high profile industrial properties returning \$301,550pa net + GST
- Long term commitment to the site shown by new eight-year leases
- Established tenant, Strong Japan Parts Limited, boasts a large trading history
- Highly motivated vendor wants this property sold

Each property comprises tidy office, amenity and functional warehousing. The two properties at 181 Great South Road have good road front parking with rear yard and separate street access via Graham Street. 189 Great South Road is a standalone freehold property with a large road front yard. All three properties have great attributes in their own right.

Takanini has seen huge population growth with significant residential developments off Walters Road in the newly developing subdivisions of Addison and Bruce Pulman Park. All of this has enhanced the locality, and as a result, the area has experienced significant rental and price growth which are likely set to rise due to extremely low vacancy rates.

Sold by

Auction (unless sold prior)
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Property Details

	Warehouse	Office and Amenities
Unit F	550sqm (more or less)	155sqm (more or less)
Unit G	605sqm (more or less)	218sqm (more or less)
189 Great South Road	552sqm (more or less)	54sqm (more or less)

Sale Summary

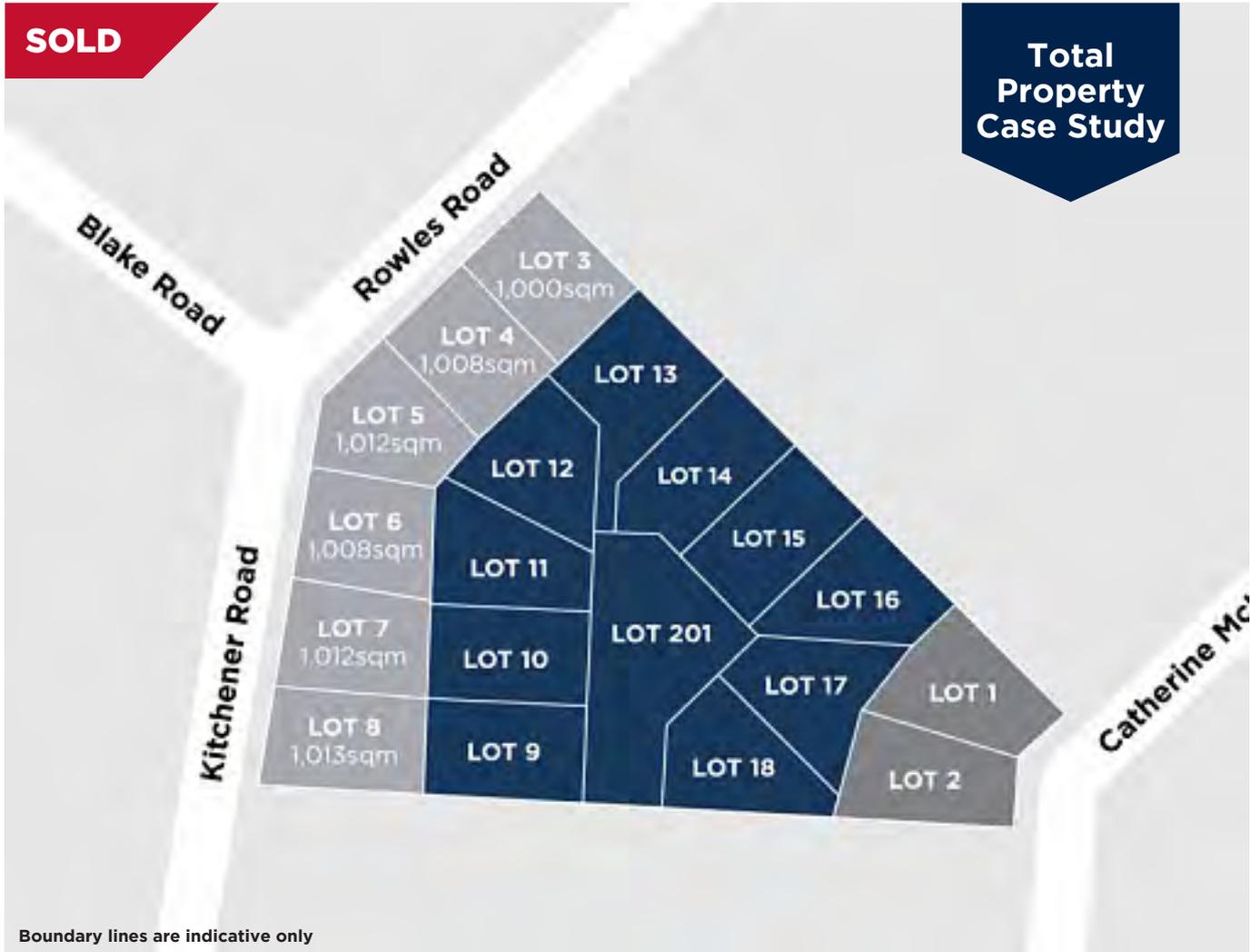
Three separate properties tenanted by one occupier. Sold to an add value developer/investor that is likely to reposition the buildings.

An affordable 18-lot subdivision

293 Kitchener Road, Pukekohe, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- A consented 18-lot subdivision
- Surrounded by new and quality houses
- Start selling sections straight away
- Three road frontages

This is an exceptional and unique opportunity for developers/investors to own this prime consented 18-lot subdivision with an elevated position over Pukekohe. This is by far possibly the best subdividable land available where you can start selling sections straight away. Pukekohe has been driven by very strong local economy and above average population growth under pinned by high profile developments in South Auckland such as Stevensons Drury South Crossing, Kiwi Property proposed shopping centre, Conrad Industrial Properties proposed Industrial park at Tuakau. In real estate terms Pukekohe has enjoyed very strong demand for housing as Pukekohe is such a great place to live.

Sold by

Auction (unless sold prior)
292 Great South Road, Takanini,
Auckland, New Zealand

Sale price

\$8,115,000

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Property Details

Land Area	2.0252ha (more or less)
Zoning	Residential

Tenancy Details

For sale with vacant possession.

Sale Summary

Marketing campaign run through Total Property Magazine, NZ Herald and local Franklin Property Press. Very strong interest with an outstanding auction, with 12 bidders in the room and selling under the hammer.

An investment for all

10 Mueller Street, Waihi, Waikato

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- High-profile corner
- Multi-tenanted investment
- Returning circa \$30,000pa + GST and OPEX

10 Mueller Street offers a high profile corner site within the town CBD. Tenanted to essential service provider "Coro Vets" and "Sun Ray Blinds", this hand-off investment would suit first-time investor or add to portfolio. The building had extensive upgrades in the early 2000s and was extended allowing it to become the multi-tenanted investment it is. The two tenancies provide a comfortable income of circa \$30,000pa + GST and OPEX with minimal effort. Waihi is a town supported by both the dairy and mining industries. The popular holiday destinations of Waihi Beach and Whangamata are close by as well as bush, rivers and the Hauraki Rail Trail there is plenty on offer.

Property Details

Land Area	704sqm (more or less)
Floor Area	312sqm (approximately)

Tenancy Details

Multiple tenants currently returning circa \$30,000pa + GST and OPEX.

Sale Summary

Campaign utilised Total Property Magazine, along with print, digital and radio advertising resulting in 22 enquiries throughout the campaign. Listed as Price by Negotiation. Several interested parties but only one in a cash position to purchase.

704_{sqm}  312_{sqm} 

Sold by
Price by Negotiation

Sale price
\$620,000

Source of Purchaser
Database

Purchaser Profile
Passive Investor

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More on Moorhouse

45-47 Moorhouse Street, Morrinsville, Waikato

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 498sqm (more or less) land
- Two titles - opportunity to expand
- Centrally located within the CBD
- 215sqm (more or less) building with 70% IEP report

Prior use of this well-presented property includes a vets and accountancy firm. The front of the building has been refurbished in neutral tones and with a modern finish. The rear being more of a practical workspace with serviceable concrete and vinyl flooring. Combining staff facilities, office, storage and kitchen area the property is well set up to accommodate a variety of business options. Making use of the second title one could extend the current footprint or add an additional separate building.

Morrinsville has become a popular location for business's looking to relocate from Hamilton and further afield with a more affordable square metre rate coupled with all the services one would expect of the bigger city offerings.

Property Details

Land Area	5,956sqm (more or less)
Floor Area	215sqm (approximately)

Tenancy Details

For sale with vacant possession.

Sale Summary

Marketed property in Total Property magazine, alongside printed, digital and radio advertising resulting in eight enquiries. Property was sold under the hammer with several parties bidding in the room.

5,956_{sqm}  215_{sqm} 

Sold by

Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$750,000

Source of Purchaser
Database

Purchaser Profile
Owner occupier SME

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Owner occupy or tenant

6 Great South Road, Huntly, Waikato

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 5,956sqm (more or less) land
- Easy access to State Highway 1
- Close proximity to Auckland and Hamilton

6 Great South Road was once home to a large-scale cement plant and currently a cartage business is operating from the site. The location is ideal for any business to relocate to or tenant to occupy subject to regulatory authorities.

The 5,956sqm (more or less) property also offers a 140sqm (more or less) high stud workshop and tidy 72sqm (more or less) office block.

Located midway between Auckland and Hamilton, just off State Highway 1, 6 Great South Road, Huntly offers access to a substantial client base and will benefit from the large scale “sleepyhead” development in nearby Ohinewai.

Property Details

Land Area	5,956sqm (more or less)
Floor Area	212sqm (approximately)

Sale Summary

Extensive marketing campaign resulting in 54 enquiries throughout. A lot of interest in this site however having a tenant in place ruled out a lot of parties. There is a part that is owned by the council but accessed through the site which was a curve ball for some parties and an asset to others. Bidding on the day and sold under the hammer.

5,956_{sqm}  212_{sqm} 

Sold by

Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$640,000

Source of Purchaser
Trademe.co.nz

Purchaser Profile
Holder / land banker

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The ultimate industrial investment

3/42 John Spencer Way, Rukuhia, Waikato

SOLD

**Total
Property
Case Study**



- Brand new, high spec building of 1,135sqm (approximately)
- Passive investment returning \$264,000pa + GST and outgoings
- Purpose built for established civil construction company Splice Construction

The land and purpose-built premises tenanted by one of the Waikato's biggest civil engineering and infrastructure servicing companies is on the market for sale to investors. The brand-new industrial premises for sale immediately adjacent to Hamilton Airport is occupied by Splice Construction - a company renown around the province for its extensive network of road maintenance, underground pipe laying, earth moving, and substantial building site preparation works. Built by Foster Construction, the property comprises two levels of high-spec office space and substantial clear span workshop area with multiple drive through access points. This is all surrounded by a sealed staff parking and vehicle fleet storage yard encircled by security fencing.

5,954_{sqm}  1,135_{sqm} 

Sold by

Auction (unless sold prior)

96 Ulster Street, Hamilton, New Zealand

Sale price

\$5,600,000

Yield

4.70%

Source of Purchaser

Established Client

Purchaser Profile

Passive Investor

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Property Details

Land Area	5,954sqm (more or less)
Floor Area	1,135sqm (approximately)

Tenancy Details

Currently returning \$264,000pa + GST and outgoings. Full tenancy details available upon request.

Sale Summary

After a relaunch in the New Year from a quick campaign pre-Christmas it allowed a better opportunity to market the property using Total Property, radio, print, and social media platforms. With a number of interested parties involved we were able to provide a very competitive auction on the day.

Sit back and relax with this investment

7/34E Lake Street, Cambridge, Waikato

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Brand new six-year lease to The Swimming Pool Shop tenant
- Returning \$58,800pa + GST and outgoings
- Located in the buzzing town of Cambridge, in the heart of the new Lakewood development complex

Sit back and relax with this investment opportunity in popular Cambridge. The Swimming Pool Shop retails both spa pools and all of the chemicals required to keep swimming pools and spas at crystal clear quality. Featuring 196sqm (approximately), the lease of an initial six-year term has attractive rent review provisions and is currently returning \$58,800pa + GST net.

Located in the mixed-use development of Lakewood, the complex contains a combination of residential dwellings, and a substantial portion of commercial sites - expanding Cambridge's current tightly-held town centre capacity. The location also features offices, boutique hotel accommodation, childcare services, townhouses and apartments.

Property Details

Floor Area	196sqm (approximately)
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Tenancy Details

Currently returning returning \$58,800pa + GST and outgoings. Full tenancy details available upon request.

Sale Summary

A strong campaign, with both local and national enquiry. Favourable lease terms and the strength of the tenants business gave reassurance in these unpredictable times. Multiple bidders in the auction room.

196sqm  2 

Sold by

Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$1,250,000

Source of Purchaser
Trademe.co.nz

Purchaser Profile
Passive Investor

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Countdown supermarket investment

82 Arawa Street, Matamata, Waikato

SOLD

**Total
Property
Case Study**



- Established tenants since 1995
- Annual rental circa \$201,400 + GST and OPEX
- Essential service provider - national supermarket

With a newly negotiated lease in place and substantial investment by the tenant for store and signage upgrades. 82 Arawa Street is recognised as the perfect location for a supermarket operation as the existing tenant has been in place since December 1995. On offer is a national brand tenant General Distributions Limited known as "Countdown Matamata" occupying 2,352sqm (more or less) of prime commercial real estate in Matamata's CBD. Just a short stroll from the main shopping strip and with ample parking for its customers.

2,352_{sqm}  1,050_{sqm} 

Sold by

Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price

\$4,050,000

Source of Purchaser

Database

Purchaser Profile

Passive Investor

Josh Smith

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Property Details

Land Area	2,352sqm (more or less)
Floor Area	1,050sqm (approximately)

Tenancy Details

Name of Tenant	General Distributions Limited
Term of Lease	Five (5) years
Net Rental	Circa \$201,400pa + GST and OPEX

Sale Summary

Marketed this campaign using the Total Property Magazine, as well as print, digital and radio advertising resulting in 26 enquiries throughout. We previously marketed this last year but was withdrawn by the owner due to the tenant wanting to negotiate the lease. Relunched with extensive campaign. Sold to a passive investor from Auckland who was pleased with the yield based on Auckland yields.

Te Awamutu residential development opportunity

540 Wallace Terrace, Te Awamutu, Waikato

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Zoned Future Residential
- Sought-after location on town fringe
- Will suit developers, land bankers or retirement operators

A fantastic platform for residential growth, this 8.99ha block at the end of Wallace Terrace has potential for approximately 120 lots. A dream site, the tract of land frames expansive views of Kakepuku and Mt Pirongia, and its gentle sloping contours allow homes to optimise the vista. The outlook and location set the scene for a quality housing development in prosperous Te Awamutu. With demand for housing across the country growing, this subdivision in the making has the ability to serve future generations and allow a new community to flourish.

It is zoned future residential and identified as cell T4 in the Waipa District plan. A private plan change could potentially accelerate development.

Property Details

Land Area	89,973sqm (more or less)
Floor Area	180sqm (approximately)

Tenancy Details

For sale with vacant possession.

Sale Summary

A campaign run with good enquiry. A unique sale as land is zoned future residential with homes to be able to be built in 2035. Photos showing land next to town were key to the marketing and the property sold under the hammer at auction.

89,973_{sqm}  180_{sqm} 

Sold by

Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price

\$5,525,000

Source of Purchaser

Trademe.co.nz

Purchaser Profile

Holder / land banker

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Split risk - long established dental surgery

38 Tirau Street, Putaruru, Waikato

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Split-risk tenanted investment
- Well established dental surgery and residential tenant
- Currently returning \$23,607.14pa + GST and \$16,640pa
- Highly visible premises on State Highway 1

Prominently positioned and tenant-friendly, this two-level building is a solid, split-risk investment in the heart of Putaruru. Sitting on State Highway 1, the highly visible premises draws a diversified income from commercial and residential tenants.

Ground level is occupied by a well-established professional operating a dental practice. Above is a separately accessed two-bedroom flat with a reliable tenant. Annual income includes \$23,607.14pa + GST from the commercial premises and \$16,640pa in residential rent. The building is immaculate and is flanked by a mini mart and a bakehouse, ensuring high volumes of both foot and vehicle traffic.

Strong returns and stability of income make this a secure investment.

Property Details

Land Area	177sqm (more or less)
Floor Area	163sqm (approximately)

Tenancy Details

Established dental surgery returning \$23,607.14pa + GST and a residential flat returning \$16,640pa. Full tenancy details are available upon request.

Sale Summary

A campaign run with mainly an online presence and at a price point that generated a lot of interest. There were four active bidders in the room and the property sold under the hammer.

177_{sqm}  163_{sqm} 

Sold by

Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$505,000

Yield
7.90%

Source of Purchaser
Bayleys.co.nz

Purchaser Profile
Passive Investor

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bayleys.co.nz/**2313047**

Prized large-scale industrial opportunity

12 Aerodrome Road, Mt Maunganui, Bay of Plenty

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Substantial 3,568sqm (approximately) industrial building
- Impressive 7,021sqm (more or less) land area with drive around
- Currently returning \$313,045pa + GST and outgoings

7,021_{sqm}  3,568_{sqm} 

An outstanding opportunity to secure industrial property located at the heart of the highly coveted Mount Maunganui Industrial precinct known as the logistics and distribution epicentre within New Zealand's economic Golden Triangle. The property is located supremely close to the Port of Tauranga, container terminal and Tauranga airport. This well-presented large-scale warehouse boasts full truck and trailer drive around access and dual entry/exit to Aerodrome Road, with superior transport access to Hewlett's Road and other key transport routes.

With a final lease expiry in 2026 this property would equally suit those looking at passive investment, future development, or owner occupation. With superb heavy vehicle access, 12 Aerodrome Road will appeal to many industrial operators and astute investors, who realise the scarce availability of land and buildings close to the high performing Port of Tauranga.

Sold by

For Sale by Deadline Private Treaty
(unless sold prior)

247 Cameron Road, Tauranga, New Zealand

Sale price

\$8,350,000

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 **Video** available

Property Details

Land Area	7,021sqm (more or less)
Floor Area	3,568sqm (approximately)
Zoning	Industrial

Sale Summary

Marketed in Total Property, NZ Herald, Bay of Plenty Times & Waikato Times, One Roof and Trade Me. The property offered by deadline sale received solid interest throughout the campaign selling to an investor who has a portfolio of similar types of properties for \$8,350,000 (3.75% yield).

Bite-sized Tauriko freehold industrial opportunity

4/82 Taurikura Drive, Tauriko, Bay of Plenty

SOLD

**Total
Property
Case Study**



- Modern 142sqm (approximately) industrial building
- Freehold 173sqm (more or less) land area
- Two year leaseback from 1 January 2022 with final expiry 31 December 2026 (if rights of renewal are exercised)
- Currently returning \$28,400pa + GST and outgoings

A rare opportunity to secure a bite-sized freehold industrial property located at the heart of the Tauriko Business Estate. Located on the main Taurikura Drive in stage one of the Business Park means this property is easy to locate and within close proximity of the surrounding main arterial routes, very close to amenities such as, Gilmours, Farmers and Tauranga Crossing shopping centre.

Being sold with a leaseback in place for two years to McDonald Motor Trimmers with a final lease expiry in 2026 means this property would equally suit those looking at passive investment or owner occupation in the future.

173_{sqm}  142_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)

Sale price
\$745,000

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Property Details

Land Area	173sqm (more or less)
Floor Area	142sqm (approximately)
Zoning	Industrial

Tenancy Details

Currently returning \$28,400pa + GST.

Sale Summary

Total Property marketing campaign generated solid interest for this freehold unit with vacant possession. The property sold via deadline sale for \$745,000 and set a new record for the block in the process.

Passive partner opportunity!

507R State Highway, Pyes Pa, Bay of Plenty

SOLD

**Total
Property
Case Study**



- Secure a 50% shareholding in a quality investment
- Strong road profile and excellent on-site parking
- Suit future residential development given zoning

This offering presents a unique proposition to purchase a 50-percent shareholding in a perfect passive investment opportunity with a professional tenant in the high-growth location of Tauranga. The property comprises a standalone purpose built two-level veterinary practice that is occupied by long-established tenant Barkes Corner Veterinary Hospital & Clinic with a circa 40-year trading history.

Astute investors will most certainly recognise the calibre of this prime commercial asset with such strong tenant covenant and long lease tenure from leading Australasian veterinary group VetPartners.

1,354_{sqm}  316_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
247 Cameron Road, Tauranga,
New Zealand

Sale price
\$1,250,000 / 4.53% yield

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Property Details

Land Area	1,354sqm (more or less)
Floor Area	316sqm (approximately)

Tenancy Details

Name of Tenant	VetPartners trading as Barkes Corner Veterinary Clinic
Term of Lease	10 years from 1 September 2015
Rights of Renewal	Two (2) of 10 years
Net Rental	\$113,319pa + GST

Sale Summary

Total Property was the Vendors choice to market this property which generated a wide spread of geographical interest resulting in an unconditional offer from a local Tauranga buyer securing the 50% shareholding.

Prime Strategic Industrial Site

100/106 View Road, Mangakakahi, Rotorua, Bay of Plenty

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Two freehold titles - total land area 2,721sqm (more or less)
- Convenient industrial location - Zone Industrial 1
- Development potential

2,721_{sqm}  200_{sqm} 

Sold by
Auction (unless sold prior)

Sale price
\$1,750,000

Purchaser Profile
Active add value investor

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 **Video** available

Perfectly located in the heart of the tightly held Rotorua industrial sector. The site comprises of two separate titles, 100 View Road being 2,041sqm and 106 View Road being 680sqm providing a total land area of 2,721sqm (more or less) being sold as one parcel. This is an opportunity not to be missed, perfect for an owner occupier to redevelop the site into a purpose-built property suitable to your business needs. Developers need look no further than this prime 2,721sqm site. Develop for a tenant or develop for sale - there is high demand in the industrial market. The site has a very functional layout that allows for flexibility of use with a wide frontage and excellent road access, providing easy thoroughfare for heavy traffic or delivery vehicles. View Road is well positioned to Old Taupo Road - the main arterial access in and out of Rotorua. The site previously accommodated a large single use tenancy, the prior building was subject to a fire in 2021. The site is largely vacant except for a remaining office block positioned at the front of the site which is intact and ready for refurbishment or demolition.

Property Details

Land Area	2,721sqm
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Sale Summary

Huge interest right from the beginning of the campaign. There were multiple phone bidders and three in the room on auction day, with two bidding against each other at the end. An amazing outcome, setting a precedence for vacant industrial land in Rotorua.

Multiple cash flows

1205/1209 Fenton Street, Rotorua Central, Bay of Plenty

SOLD

**Total
Property
Case Study**



- Total net rents of \$64,121.21pa + GST
- Three long-standing tenants
- Freehold land with on-site parking

A tidy Fenton Street property centrally located and near the Rotorua Lake front, village green and surrounded by a mix of other retail and service business. The freehold land comprises 555sqm with a circa 1980s constructed building having three local tenants, plus extra parking. Returning a total net rent roll \$64,121.21pa + GST. The property is currently professionally managed for overseas owners and is an ideal opportunity for a first-time or seasoned commercial property investors.

555_{sqm} 404_{sqm}

Sold by
Price by Negotiation

Sale price
\$860,000

Yield
7.45%

Source of Purchaser
Bayleys.co.nz

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Video available

Property Details

Land Area	555sqm (more or less)
Floor Area	404sqm (approximately)
Zoning	Commercial City Centre 1

Tenancy Details

Name of Tenant	Saigon 60 Resturant	Deli Roast
Term of Lease	Three years from Aug 2021	Four years from June 2019
Net Rental	\$24,081.00pa	\$21,682.25pa
Name of Tenant	Onyx Laundry	Extra two parks
Term of Lease	Four years from 1 Dec 2018	Weekly
Net Rental	\$21,700.00pa	\$2,080.00pa

Sale Summary

With a low NBS rating, the price feedback we were receiving was around the \$650,000 mark, but on auction day we had two bidders in the room and three on the phone. A successful auction with happy vendors.

Strong income stream, development potential

79-85 Horomatangi Street, CBD Fringe, Taupo, Waikato

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Approximately 150m from Taupo CBD
- Three level building fully leased as office space, plus 750sqm bare land on two separate freehold titles
- IEP rating 85% NBS
- Net income of \$161,666.00pa + GST

An extremely rare opportunity to secure an excellent fully tenanted investment with 750sqm (more or less) of bare land adjoining the property on a separate freehold title.

With growth of the Taupo CBD restricted to the north and west by the Waikato River, and to the south by Lake Taupo the only direction for the town centre to expand is to the east where these two properties are situated. The Taupo Town Centre Retail Expansion Precinct zoning allows a variety of options for the use of the existing building and development of the bare land site adding value as a prized long term investment and development opportunity for the astute investor.

Rarely do properties of this nature become available in Taupo, call to discuss.

Property Details

Land Area	1,532sqm (more or less - in total)
Floor Area	964.66sqm (approximately)
Zoning	Taupo Town Centre Retail Expansion Precinct

Sale Summary

Marketed in the Total Property magazine, along with other print and digital material, the four-week tender campaign generated good interest with 19 enquiries received throughout the campaign. Successfully sold on tender day with happy vendor and purchaser.

1,532_{sqm}  965_{sqm} 

Sold by

Tender (unless sold prior)

44 Roberts Street, Taupo, New Zealand

Sale price

\$5,000,000

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[bayleys.co.nz/2653538](https://www.bayleys.co.nz/2653538)

 **Video** available

3,353sqm freehold industrial

211 Wilson Road, Hastings, Hastings, Hawke's Bay

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 3,353sqm freehold title
- Located in the heart of the Hastings Industrial Zone
- Centrally located for easy access

This 3,353sqm freehold title in the popular Omahu industrial area of Hawke's Bay will appeal to anyone looking for a yard with workshop, storage, industrial development, or a well located industrial investment property to add to or start any existing property portfolio.

The existing workshop and office building is located conveniently and centrally at the front of the section onto busy Wilson Road, offering a tidy 104sqm showroom with polished concrete floor, and plenty of office, reception and storage space on offer. A 335sqm workshop offers four large entry doors and generous stud up to 7.7m at the apex through the open span central bay, with concrete floors throughout. Access is easy providing full drive around circulation if needed. The large hardstand yard provides a multitude of options for the owner operator, add-value buyer, or industrial investor.

The vendor has made the decision to move on, which provides a rare opportunity to secure an asset in Hawke's Bay's tightly held industrial property sector.

Property Details

Land Area	3,353sqm (more or less)
Floor Area	727sqm (approximately)
Zoning	Industrial

Sale Summary

The very successful Total Property auction campaign, with multiple enquiries and viewings, led to three competitive bidders on the day and a subsequent sale.

3,353_{sqm}  727_{sqm} 

Sold by

Auction (will not be sold prior)

17 Napier Road, Havelock North, New Zealand

Sale price

\$2,200,000

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EASTERN REALTY LTD, BAYLEYS,
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Fringe CBD investment opportunity

77 Eliot Street, City Centre, New Plymouth, Taranaki

SOLD

**Total
Property
Case Study**



- Mixed-use with commercial office space and a residential apartment
- High-profile corner site in a city fringe location
- Current income profile underpinned by freehold landholding

Positioned on a high-profile corner at the southern entrance to New Plymouth, this city fringe investment with simple residential style construction has security of income with seven plus years to run on the initial term to an established medical tenant. The 629sqm (more or less) site is zoned residential B with the 170sqm (more or less) build featuring the commercial space along with a boutique one bedroom apartment. With a net rental of \$32,000pa, the asset bracket is one that will appeal to all investor groups, especially those looking for an alternative to residential investment.

629_{sqm}  170_{sqm} 

Sold by

Auction (will not be sold prior)

Bayleys Taranaki, 15 Courtenay Street,
New Plymouth, New Zealand

Sale price

\$900,000

Jordan Davis

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SUCCESS REALTY TARANAKI LTD, BAYLEYS,
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bayleys.co.nz/**3001743**

Property Details

Land Area	629sqm (more or less)
Floor Area	170sqm (approximately)

Tenancy Details

Full tenancy details are available on request.

Sale Summary

Originally brought to the market as a portfolio listing consisting of four properties, however, vendor circumstances meant only one was taken to Auction. National marketing campaign leveraging Bayleys connectivity as well as targeted advertising across the regions. A total of 21 enquiries across the portfolio, and the property sold under the hammer representing a 3.5% yield on the net income.

Pole position on Prosser Street

9 Prosser Street, Elsdon, Porirua

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 2,433sqm of development land
- Minutes to Transmission Gully and State Highway 1
- Last major vacant site in the area
- Geotech report available

Here is an opportunity as rare as hen's teeth!!

After sitting dormant for many years, this prime piece of industrial real estate is now on the market

It comprises over half an acre of flat land and is located minutes from major transport routes.

This property is a true "one off" and the opportunity should not be missed!

Property Details

Land Area	2,433sqm (more or less)
Zoning	Industrial

This property is for sale with vacant possession.

Sale Summary

Marketed in Total Property Issue 1, Dominion Post, Trade Me, Realestate.co.nz and Bayleys. Strong national response, sold under the hammer for \$1,925,000.

2,433sqm 

Sold by Auction

Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price
\$1,925,000

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Multiple income streams with real upside

16 Hartham Place North, Porirua City, Porirua

SOLD

**Total
Property
Case Study**



- Current net income of \$61,492pa + GST
- Immaculate function hall and kitchen (vacant)
- Potential net income of circa \$110,000 + GST

Rarely does a property of this size and scope come to the market in the Porirua CBD.

With 1,359sqm of lettable area split over two levels, this prominent building sits proudly on the corner of Hartham Place and has a rear entrance onto Lodge Place.

The building houses several service retail tenancies, and office spaces that are leased short term.

Property Details	
Land Area	709sqm (more or less)
Floor Area	1,359sqm (approximately)
Car Parks	Three (3)
Zoning	City Centre

Tenancy Details
Returning a net income of approximately \$61,492pa + GST. Full tenancy details are available upon request.

Sale Summary
Marketed in Total Property Issue 1, Dominion Post, Trade Me, Realestate.co.nz and Bayleys. Strong response with good levels of enquiry from local owner occupiers and investors looking to add value. Sold under the hammer after healthy competition in the auction room between two local owner occupiers for \$1,925,000.

709_{sqm}  1,359_{sqm} 

**Sold by
Auction**

Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price
\$1,625,000

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Core industrial investment

92-96 Main Road and 14 Tawa Street, Tawa, Wellington

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Well established national tenant
- Plus 67% NBS
- Maintained to a high quality with recent refurbishment

This is a unique opportunity to invest in Tawa's premier industrial property.

A functional mix of office, manufacturing, yard, and storage spaces, this property has benefited from a proactive landlord and has been maintained to a high standard.

6,247_{sqm}  4,133_{sqm} 

**Sold by
Tender**

Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price
\$7,600,000

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 **Video** available

Property Details

Land Area	6,247sqm (more or less)
Floor Area	4,133sqm (approximately)
Car Parks	17
Zoning	Business 2

Tenancy Details

Name of Tenant	Aquaheat New Zealand Limited
Term of Lease	Eight (8) years
Commencement Date	1st October 2019
Review Date	Annual CPI, commence October 2023
Rights of Renewal	Two (2) of four (4) years
Net Rental	\$485,000pa + GST

Sale Summary

Marketed in Total Property Issue 1, Dominion Post, Trade Me, Realestate.co.nz and Bayleys. Strong response from local investors. Four tenders received. Sold for \$7,600,000.

International tenant

28 Downer Street, Hutt Central, Lower Hutt

SOLD

**Total
Property
Case Study**



- Clean, modern industrial building
- Superb central location
- Well leased to international tenant
- Current net rental \$116,210pa + GST

A single tenant industrial investment in a great location!

Situated in Central Hutt, just outside the CBD with easy access to State Highway 2, this is one of the most highly regarded locations in the lower valley.

Fully leased to Sensormatic a respected, established tenant, owned by Luxembourg based Johnson Controls.

This fit for purpose investment comprises a mix of warehouse, highly secure ground floor offices all complemented by quality first floor offices.

570_{sqm}  10 

Sold by Auction

Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price

\$1,930,000

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Property Details

Land Area	662sqm (more or less)
Floor Area	570sqm (approximately)
Car Parks	10

Tenancy Details

Fully leased returning \$116,210pa net + GST. Full tenancy details available on request.

Sale Summary

Marketed in Total Property Issue 1, Dominion Post, Trade Me, Realestate.co.nz and Bayleys. Strong national response, sold under the hammer for \$1,930,000.

A prime Petone opportunity

10A Cornish Street, Korokoro, Wellington

SOLD

**Total
Property
Case Study**



- National tenant
- Recently assessed at 69% NBS
- Net income of \$120,000pa + GST
- A-grade location

This is a quality high stud warehouse currently occupied by a national retail giant as their Wellington distribution centre. Of typical construction utilising precast concrete panels, concrete floor and foundations complete with longrun Colorsteel roofing ensuring a very low maintenance proposition.

Property Details	
Warehouse Area	1,079sqm (approximately)
Ground Floor	Amenities and storage - 99sqm (approximately)
Mezzanine	Office and amenities - 98sqm (approximately)
Total Area	1,275sqm (approximately)
Land Area	1,652sqm (more or less)
Stud Height	5.1m at the knee to 7m at the apex
Car Parks	Six (6)

Tenancy Details

Fully leased to a national tenant returning a net income of \$120,000pa + GST. Full tenancy details are available upon request.

Sale Summary

Marketed in Total Property Issue 1, Dominion Post, Trade Me, Realestate.co.nz and Bayleys. Strong national response. Sold for \$1,920,000.

1,652_{sqm}  1,275_{sqm} 

Sold by Tender

Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price
\$1,920,000

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Food for thought - land, building and chattels

5 Oroua Street, Eastbourne, Lower Hutt

SOLD

**Total
Property
Case Study**



- An icon of Eastbourne
- Well apportioned indoor-outdoor flow
- To be sold with vacant possession with all improvements
- All chattels in place - ready to trade

Located on the west side of Oroua Street in the Eastbourne Village and close to the Rona Bay Wharf, this is the beating heart of the community.

This single-level character property is currently The Still Room - bar and kitchen, popular with the locals. This is your opportunity to take the business to the next level or give the property a complete re-brand and start your own. Sale price will include all listed chattels.

The property is currently configured with dining and bar inside, has a sunny verandah, a garden bar and amenities at the rear.

253_{sqm}  199_{sqm} 

**Sold by
Auction**

Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price
\$990,000

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 **Video** available

Property Details

Land Area	253sqm (more or less)
Floor Area	199sqm (approximately)
Zoning	Suburban Commercial
Chattels	Full chattels list available on request

Tenancy Details

This property is for sale with vacant possession. Current RV \$700,000.

Sale Summary

The campaign attracted enquiries throughout New Zealand. The property was auctioned with multiple bidders in the room, the property sold well over the reserve price.

Solid and secure Tahunanui asset

24 Golf Road, Tahunanui, Nelson

SOLD

**Total
Property
Case Study**



- Large piece of freehold land in the popular Tahunanui area
- Existing motel tenant in place with a long lease
- Buildings are of a strong and reliable construction with a 92% NBS
- Possibility for a future development or re-purpose to increase returns

Located right near the popular Tahunanui Beach the Motel business leasing the land and buildings capitalises on this stunning location and provides a steady income for the owner.

1,487_{sqm}  610_{sqm} 

Sold by

Deadline Sale (unless sold prior)
288 Trafalgar Street, Nelson,
New Zealand

Sale price
\$1,642,000

Source of Purchaser
Established Client

Purchaser Profile
Passive Investor

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Property Details

Land Area	1,487sqm (more or less)
Floor Area	610sqm (approximately)
Car Parks	14 on site
Zoning	NCC - Residential

Tenancy Details

Name of Tenant	Arrow Motels
Term of Lease	24 years
Commencement Date	31st October 2016
Review Date	1st March 2022
Net Rental	\$89,318.34pa + GST

Sale Summary

Marketed in Total Property magazine, Trade Me, Realesate, One Roof, and a local newspaper. This campaign generated competitive interest from across the country. The Deadline was brought forward with multiple offers placed and it sold to a local investor.

Developer or owner-occupier opportunity

93 Middle Renwick Road, Blenheim, Marlborough

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Opportunities for investors, developers and owner-occupiers alike
- High-profile site on Middle Renwick Road (State Highway 6) which links Blenheim to Nelson, Christchurch and Picton
- Currently, owner-occupied with the smaller building tenanted

Positioned on a main arterial route, the property offers significant visibility from the wide, high-traffic flow frontage, as well as the existing, consented, elevated signage.

The 1,593sqm site currently holds two buildings, a large and owner-occupied 369sqm high-stud building with three roller doors, an office and a mezzanine with amenities, and a stand-alone 104sqm tenanted warehouse with a single roller door, office and amenities.

The property offers significant drive-through yard space and 17 dedicated car parks, while still offering plenty of scope for further site coverage and development.

Property Details

Land Area	1,593sqm (more or less)
Floor Area	473sqm (approximately)
Zoning	Industrial 1

Tenancy Details

The 104sqm warehouse is currently tenanted on a three-year term with two rights of renewal of three years each.

Sale Summary

The four week Deadline Sale campaign stimulated a high amount of local interest resulting in 25 enquiring parties with several site visits and enticed three offers at deadline. The property sold unconditionally on the deadline date.

1,593_{sqm}  473_{sqm} 

Sold by

Deadline Sale (unless sold prior)

33 Seymour Street, Blenheim, New Zealand

Sale price

Confidential

Grant Thorpe

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Celebrate the seventies!

429 Tuam Street, Phillipstown, Christchurch, Canterbury

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- In close proximity to Christchurch City Centre
- Rare opportunity to enhance
- Add value with your creative flair

Capturing the essence of seventies design cues, this entry level office/warehouse has a unique style that offers a great opportunity to enhance.

Steeply raked rooflines, circular windows and the choice of materials such as a mix of concrete block and weatherboard exterior cladding are quintessential seventies features. Located in the heart of the popular Phillipstown district, the Central City is close at hand for service industries working in town without the high costs of inner city accommodation.

Over 450sqm of floor space is split between first floor offices, store rooms and warehouse, together with a small retail space on the Tuam Street frontage and rear access via Dearsley Lane adds another dimension to the utility of the site.

Property Details

Land Area	486sqm (more or less)
Floor Area	450sqm (approximately)
Zoning	Industrial General

Tenancy Details

Tenancy details available upon request.

Sale Summary

Sold under the hammer following a lively marketing programme including Total Property. Very strong interest, in particular on partner websites. Potential for income growth was appealing to investors and owner/occupiers alike.

457_{sqm} 

Sold by

Auction (unless sold prior)
3 Deans Avenue, Christchurch,
New Zealand

Sale price
\$950,000

Yield
5.35%

Source of Purchaser
Phone call

Purchaser Profile
Active add value investor

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bayleys.co.nz/**5517530**

Rarely available freehold industrial land

21A Innovation Road, Hornby, Christchurch, Canterbury

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Extremely sought after location
- Excellent land conditions
- Prime profile site

Situated in ever desirable Waterloo Business Park, this stunning bare land site is now available for genuine sale. Change of our vendors plans allows you or your business this fantastic opportunity.

Containing 6,299sqm (more or less), this section is well positioned allowing allowing significant street profile to Pound Road (a main arterial road leading to both SH1 and to the Airport). This site is truly a rarity!

Esteemed neighbours include Harvey Norman, Bidvest, Mico, Cardinal and Mainfreight - to name a few.

Take advantage of top land conditions and all of the services available within this world class 114ha development from ample power, wide roads and excellent staff amenity.

6,299_{sqm}  1_{sqm} 

Sold by

For Sale by Deadline Private Treaty
(unless sold prior)

3 Deans Avenue, Chch, New Zealand

Sale price

\$2,330,630

Nick O'Styke

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Property Details

Land Area	6,299sqm
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Sale Summary

The property was sold on the deadline date for \$2,330,630 at \$370 per metre.

