

CASE STUDIES

BAYLEYS

# TOTAL property

# 100<sup>th</sup> ISSUE

## Beyond the crowds

How our great old rugby grounds kicked off a new generation of commercial property.

## After the pandemic

COVID-19 has caused a year of chaos yet businesses in some sectors are going strong.

FEATURING

# 42

COMMERCIAL PROPERTIES  
FOR SALE FROM AROUND  
NEW ZEALAND

ISSUE 7 - 2020

# Own your future - units from \$295,000 + GST

9 Turner Place, Onekawa, Napier City, Hawke's Bay

**SOLD**

**Total  
Property  
Case Study**



Artist's impression

- 16 freehold industrial units
- Units range from 93sqm - 140sqm
- Prices start at \$295,000
- Buy off plan with 5% deposit

Turner Place Industrial Park is a purpose build industrial hub consisting of 16 quality new, single storey freehold units, located on a dual frontage site with convenient vehicle access to State Highway 2, Napier Port and Hawke's Bay Airport as well as being well positioned to service clients within the industrial area and Napier CBD.

**Sold by**  
**For Sale by Deadline Private Treaty**  
(unless sold prior)  
52 Bridge Street, Ahuriri, Napier, New Zealand

**Mark Evans**  
+64 21 990 212  
mark.evans@bayleys.co.nz  
EASTERN REALTY LTD. BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2801644**

## Property Details

Floor Area	Warehouse units range from 93sqm to 140sqm
------------	--

## Sale Summary

Marketed through Total Property marketing feature package and Selection magazine. For sale by Deadline Private Treaty (unless sold prior). Multiple offers were received before Deadline and all units are now under contract with multiple back up interest.



# Farming with multiple income streams

357 Mahuta Road, Dargaville Surrounds, Kaipara, Northland



- Waterfront + Farm + Commercial = Opportunity
- This 122ha coastal block makes financial, emotional and farming sense
- Consented Pinaki sand quarry that underpins value

Situated at Mahuta, 9kms from Dargaville on the west coast, the property boundaries the spectacular and inspirational 107km long Ripiro Beach, the longest driveable beach in NZ. Offering free draining soils, expansive ocean views, 767 metres (more or less), of waterfront to the Tasman sea, quality housing and a consented sand quarry that underwrites the farm value. From a farming point of view, this specialty property has the most forgiving and free draining winter soils available, consisting of Pinaki sand and Red Hill loam this property is imminently capable of standing off dairy herds over the winter, creating feed lots or achieving winter weight gains, this property is special! The vendors hold resource consent authorising extraction of 20,000 cubic metres of highly specialised and sought after Pinaki Sand. A simple, yet highly profitable operation with our vendor spending on average, five hours per week working in the "sand pit".

Property Details	
Land Area	122.878ha
Dwelling	North facing three bedroom brick homestead
Land Area	122 ha coastal block
Location	9km from Dargaville

Sale Summary
With an extensive marketing campaign with three high quality platform magazines including Bayleys Country Magazine, Bayleys Waterfront and Bayleys Total Property. We made sure that the property was totally exposed in all avenues and that no stone was left unturned to achieve exceptional results.

**Sold by**  
**Tender** (unless sold prior)  
84 Walton St, Whangarei, New Zealand

**Sale price**  
Confidential

**Source of Purchaser**  
Phone call

**Catherine Stewart**  
+64 27 356 5031  
catherine.stewart@bayleys.co.nz  
MACKYS REAL ESTATE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1020548](https://www.bayleys.co.nz/1020548)

 **Video** available

# Kourawhero Mountain Lodge

471 Wyllie Road, Warkworth, Rodney District, Auckland



**SOLD**

**Total  
Property  
Case Study**

- 44.42ha (more or less) of luxury real estate
- Purpose built to a very high standard
- 18 luxury villas plus lodge and conference centre

Located less than an hour north of Auckland's CBD, Kourawhero Mountain Lodge is an idyllic setting for luxury weekends, corporate events, conferences and weddings. Spanning over 100 acres of natural terrain and highly regarded for its heritage protected landscapes and pristine water supply, this majestic purpose-built lodge will not disappoint. The main lodge showcases an intimate cocktail bar, drawing room, an array of entertaining areas and a sophisticated restaurant delivering five-star cuisine. Enjoying sunrise to sunset views across to the Hauraki Gulf, the Lodge is set alongside world-class facilities, including an Aspen styled barn, 18 self-contained luxury villas, day spa, pool, a tennis court and helicopter pad.

Property Details	
Land Area	44.421ha

**Sale Summary**

An exceptionally strong campaign, gaining nationwide publicity in the NZ Herald and coverage in various other news outlets. Coupled with the release of Total Property 7 and a strong online presence, we saw high levels of enquiry. We received multiple tenders and after working through the process we are pleased with the successful result that was achieved for our vendor.

**Sold by**  
**Tender** (unless sold prior)  
41 Queen Street, Warkworth, New Zealand

**Sale price**  
\$5,000,000

**Dianna Coman**  
+64 21 790 307  
dianna.coman@bayleys.co.nz  
MACKY'S REAL ESTATE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Shailenne Parkes**  
+64 21 117 9142  
shailenne.parkes@bayleys.co.nz  
MACKY'S REAL ESTATE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Jayson Hayde**  
+64 27 443 9475  
jayson.hayde@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1202250](https://bayleys.co.nz/1202250)

**Video** available



# Split-risk investment opportunity

2/250 Mahurangi East Road, Snells Beach, Rodney District, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Unit-title property with a split-risk profile
- Annual return of \$79,900+GST per annum from a well-established equipment hire tenant and a first-floor residential tenancy
- Opportunity to add value by converting the first-floor apartment into highly sought after office space

2/250 Mahurangi East Road is a well presented split-risk investment returning \$79,900+GST across two diversified tenants.

The property features a tilt-slab construction and is currently configured as two tenancies, featuring a ground-floor commercial premise and a first-floor apartment. The ground floor is fitted with polished concrete floors, 5m stud in rear bay, side and rear roller door access, and a 15sqm (more or less) mezzanine lunchroom. The first-floor apartment measured at 156sqm features two bedrooms, two bathrooms, kitchen, laundry and lounge.

**Sold by**  
**Asking Price**  
NZ\$1,500,000 + GST (if any)

**Sale price**  
\$1,445,000

**Chris and Henry**

MACKYS REAL ESTATE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1270215](https://bayleys.co.nz/1270215)

## Property Details

Floor Area	403 sqm
------------	---------

## Tenancy Details

Name of Tenant	Hirepool
----------------	----------

## Sale Summary

403sqm mixed-use premises in Local Center Zone sold for \$1,445,000 at a 5.53% yield. 247sqm ground floor commercial with drive-around access and mezzanine, leased to June 2022. 156sqm two-bedroom apartment above is leased for one year to December 2021.

# Quality supermarket investment

14 Clyde Road, Browns Bay, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Strong tenant profile - Huckleberry Farm organic supermarket
- Eight-year lease from February 2018 plus rights of renewal
- Upon settlement returning \$195,262pa + GST and outgoings
- Six-month bank guarantee
- Fixed rental increase of 2.75% annually

The property is generating a healthy income from Huckleberry Farm supermarket, a business that established themselves in the early 1990s opening their first store in Greenlane Auckland. New Zealand's leading organic grocer, Huckleberry is passionate about offering local grown produce and quality products to communities throughout New Zealand.

## Property Details

Land Area	764sqm (more or less)
Floor Area	743sqm (approximately)

## Tenancy Details

The property is currently producing a net income of \$190,036pa + GST and outgoings. Full tenancy details are available on request.

## Sale Summary

Marketed through Total Property nationwide. Enquiries came from Auckland wide and New Plymouth buyers. Sold under the hammer. Seven active bidders in the auction ranging from investors and neighbouring property and business owners. Property purchased by neighbouring business/property owner after 93 bids. Property sold for substantially more than the Vendor's expectations.

## Sold by

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

## Sale price

\$4,201,000 + GST

## Yield

4.52%

## Ranjan Unka

+64 21 711 755  
ranjan.unka@bayleys.co.nz  
COMMERCIAL NORTH SHORE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Michael Nees

+64 21 182 3085  
michael.nees@bayleys.co.nz  
COMMERCIAL NORTH SHORE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Terry Kim

+64 27 4711 446  
terry.kim@bayleys.co.nz  
COMMERCIAL NORTH SHORE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1503778](https://bayleys.co.nz/1503778)



# Perfectly positioned investment

Unit 5, 57 Paul Matthews Road, Rosedale, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Brand new three-year lease returning \$36,000pa + GST and outgoings
- Built-in rental growth
- Freehold 175sqm (more or less) road front industrial
- A+ IEP Rating

This road front property boasts fantastic exposure and appeal. Cricket & Hockey Holdings have been tenants in the property since 2009 and have become a well-established business in the area. With built-in rental growth over the first term, you are set to enjoy solid returns whilst having the security from an established tenant. Unit 5 represents a passive affordable industrial investment opportunity in a tightly-held location.

Property Details	
Floor Area	175sqm (approximately)
Car Parks	Four (4) exclusive plus common area parks
Zoning	Business - Light Industry

Tenancy Details	
<b>Name of Tenant</b>	<b>Cricket &amp; Hockey Holdings Limited</b>
Term of Lease	Three (3) years
Commencement Date	20th October 2020
Net Rental	\$36,000pa + GST and outgoings

Sale Summary
Deadline Private Treaty moved forward by 10 days. Unconditional offer received and accepted by the vendor at 5%. Deadline date saw a further six offers with a sale value of \$807,000 representing a 4.45% yield.

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

**Sale price**  
\$807,000

**Yield**  
4.45%

**Source of Purchaser**  
Trademe.co.nz

**Purchaser Profile**  
Passive Investor

**Richard Moors**  
+64 21 613 447  
richard.moors@bayleys.co.nz  
COMMERCIAL NORTH SHORE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Laurie Burt**  
+64 27 413 6174  
laurie.burt@bayleys.co.nz  
COMMERCIAL NORTH SHORE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**1503773**

# Wairau winner - options abound

Unit A, 126 Wairau Road, Wairau Valley, Auckland

**SOLD**

**Total  
Property  
Case Study**



Boundary lines are indicative only

- 416sqm approximate floor area
- Divided into three tenancies
- Affordable option for both owner-occupiers and investors
- Six roller doors

This well-located industrial unit is currently divided into three separate tenancies with a total floor area of approximately 416sqm plus a storage mezzanine. This building will suit owner-occupiers as well as investors. Work from one tenancy and collect a secure income from the remaining tenancies or rent out all three out in this sought after location. Wairau Valley has always had the lowest industrial vacancy on the North Shore.

## Property Details

Floor Area	416sqm (approximately)
Car Parks	Ample

## Tenancy Details

For sale with vacant possession.

## Sale Summary

Deadline brought forward after acceptable offer. Deadline then produced three unconditional offers with a sale at \$1,353,000.

## Sold by

### For Sale by Deadline Private Treaty

(unless sold prior)

29 Northcroft Street, Takapuna  
Auckland, New Zealand

## Sale price

\$1,353,000

## Source of Purchaser

Established Client

## Purchaser Profile

Passive Investor

## Richard Moors

+64 21 613 447

richard.moors@bayleys.co.nz

COMMERCIAL NORTH SHORE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Trevor Duffin

+64 21 245 9731

trevor.duffin@bayleys.co.nz

COMMERCIAL NORTH SHORE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**1503779**



# Develop or occupy this premium standalone

102-104 Lincoln Road, Henderson, Waitakere City, Auckland



- A rare development opportunity on Lincoln Road
- Superb Lincoln Road location with wide frontage
- Large 1,626 square metres freehold site in two titles
- Business - Mixed Use zone allows a wide variety of uses
- Current short-term rental income approximately \$87,977pa + GST

Positioned in Henderson’s most desirable commercial and residential precincts, 102-104 Lincoln Road offers a large land area of 1,626 square metres with significant profile. Within close proximity to major businesses and the North-Western motorway, this property has great access to main arterials and transport networks. These freehold sites offer superb development potential due to their Business-Mixed Use zoning, which allows a wide variety of uses and development of up to height of 18 metres. The property generates income from the two houses on site pending redevelopment or a variety of owner occupy uses. Developers, owner-occupiers and investors must investigate! Potential to sell titles separately.

Property Details	
Land Area	1,626sqm
Zoning	Business- Mixed Use

Sale Summary	
Mixed use land sold for \$1,722 per sqm. Short term holding income of 3.14% and purchased by future developer.	

**Sold by**  
**For Sale by Deadline Private Treaty**  
(unless sold prior)  
1/48 Maki Street, North West Shopping  
Centre, Westgate, Auckland, New  
Zealand

**Sale price**  
\$2,800,000

**Beterly Pan**  
+64 21 139 2228  
beterly.pan@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, NORTHWEST,  
LICENSED UNDER THE REA ACT 2008

**Stuart Bode**  
+64 27 493 6223  
stuart.bode@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

**Scott Kirk**  
+64 21 499 661  
scott.kirk@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, NORTHWEST,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1691290

# Renewed eight year lease

B10,192 Lincoln Road, Henderson, Waitakere City, Auckland

**SOLD**

**Total  
Property  
Case Study**



Boundary lines are indicative only

- Established tenant in occupation since 2006; renewed eight-year lease from 2018
- Returning \$69,581 (at 1 Jan 2021) + GST and outgoings with assured rental growth
- Surrounded by quality national and international tenancies with ample car parking
- Highly sought-after location at Lincoln North Shopping Centre

Situated within the thriving complex of Lincoln North Shopping Centre on a high profile corner site, Unit B10 presents an opportunity for investors to acquire a freehold, hands-off, passive investment. Roadside Kebabs has been in occupation since 2006 and has committed to an eight-year lease from 2018 with further rights of renewal. Returning \$69,581 (at 1 Jan 2021) + GST and outgoings with annual increases of 2.5% and personal guarantee in place.

## Property Details

Floor Area	123sqm (more or less)
Zoning	Business Mixed Use

## Tenancy Details

Returning \$69,581 (as at 1 Jan 2021) + GST and outgoings. Full information is available upon request.

## Sale Summary

Ran through a comprehensive marketing campaign with multiple viewings. The property was sold from within our database to a local investor.

## Sold by

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

2 Harris Road, East Tamaki,  
Auckland, New Zealand

## Sale price

\$1,325,000

## Tony Chaudhary

+64 21 995 121

tony.chaudhary@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

## Amy Weng

+64 21 177 3422

amy.weng@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

## Janak Darji

+64 21 047 1290

janak.darji@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1902906](https://bayleys.co.nz/1902906)



# Passive, affordable, freehold

403A Great North Road, Henderson, Waitakere City, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Well-presented fee simple retail on busy Great North Road
- Close proximity to WestCity Shopping Centre, Henderson Train Station and Unitec
- Entrenched national tenant in occupation since 2007 renews lease
- Returning \$42,000pa + GST and outgoings

Located on a main arterial, this fee simple retail presents an opportunity for investors seeking an entry-level commercial investment with a well-established tenant occupying 14 sites nationwide with a recently renewed lease term of 3.5 years. The property is located amongst well-known national retailers including Pizza Hut and LJ Hooker with a new Pak'nSave being developed nearby.

The 271sqm site and associated car parks boast enormous potential with Henderson being identified as one of 10 metropolitan centres in Auckland.

## Property Details

Land Area	271sqm (more or less)
Floor Area	190sqm (more or less)
Zoning	Business Metropolitan Centre

## Tenancy Details

Currently returning \$42,000pa plus GST and outgoings.

## Sale Summary

Sold prior to the launch of the campaign to a passive investor within our database.

## Sold by

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

12pm, Tuesday 15th December 2020  
2 Harris Road, East Tamaki,  
Auckland, New Zealand

## Sale price

\$748,100

## Janak Darji

+64 21 047 1290

janak.darji@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

## Amy Weng

+64 21 177 3422

amy.weng@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

## Tony Chaudhary

+64 21 995 121

tony.chaudhary@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1902907

# Passive investment opportunity

2020 Great North Road, Avondale, Auckland City, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Affordable, low-maintenance investment with high-profile
- Recently refurbished, 100sqm (approximately) retail unit with four car parks
- Long term lease plus rights of renewal until 2030, with built in annual rental growth
- Established operator (Beach Pizza) returning a net income of \$33,312pa + GST

Attention all new and seasoned investors! This is an affordable, easily managed, welllocated investment opportunity. Position in the tightly held Avondale town centre, a sought-after commercial precinct surrounded by affluent and fast growing residential suburbs.

The shop has a net rentable area of 100sqm more or less, with four car parks. Beach Pizza has occupied the building since March 2019 on a five year lease plus further rights of renewal until 2030. Situated 350m from the train station, 2.6km to State Highway 16, and 9km to Auckland city central.

## Property Details

Floor Area	100sqm
Car Parks	Four
Seismic Rating	Grade (B)

## Sale Summary

Received a great level of enquiries from digital marketing, chinese media, signage and door knocking. The vendor accepted a pre-auction offer and four parties attended the Auction. There are still plenty of interested parties in the market seeking solid investment opportunities with long term leases.

## Sold by

### Auction (unless sold prior)

11am, Wednesday 2nd December 2020  
Bayleys House, 30 Gaunt Street,  
Auckland, New Zealand

## Sale price

\$701,000

## Source of Purchaser

Referral

## Purchaser Profile

Owner occupier SME

## Rick Kermode

+64 21 882 452

rick.kermode@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

## Jarrold Qin

+64 21 396 890

jarrold.qin@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

## Nicolas Ching

+64 21 396 890

nicolas.ching@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1691302



# CBD Full floor: Occupy/add value/resi-conversion

4A/17 Albert Street, Auckland Central, Auckland City, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Highly flexible full-floor office with genuine residential conversion potential
- Superb CBD position by Commercial Bay, easy walk to Viaduct and Queen Street
- Circa 718sqm with modern fitout and short-term holding income in place
- Attractive options for owner occupiers, tenants and add-value investors alike

This large CBD full-floor is supremely versatile and ready to please a wide range of requirements.

Occupy the full floor yourself or take a smaller part and generate income with the balance until you're ready to expand. Add-value by leveraging the residential conversion potential in the form of a high yielding multi-dwelling residential investment, an expansive customised city pad or maybe the ideal live/work scenario without compromise.

Located a stone's throw from the newly opened Commercial Bay, comprising a stunning 39 level office tower, known as the PwC Tower, above a three-level retail precinct. The laneway design is filled with global flagship brands and a diverse range of food and beverage offerings. A short walk up Albert Street, you will also have access to the new Aotea Station, part of the City Rail Link.

## Property Details

Floor Area	718sqm (approximately)
Zoning	Business - City Centre

## Tenancy Details

Short-term holding income in place (full details available upon request).

## Sale Summary

Sold to add-value investor with plans to convert to residential apartments.

## Sold by

**Tender (unless sold/leased prior)**

Bayleys House, 30 Gaunt Street,  
Auckland, New Zealand

## Sale price

\$2,000,000

## Source of Purchaser

Database

## Purchaser Profile

Active add value investor

## Phil Haydock

+64 21 192 2233

phil.haydock@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

## James Were

+64 21 740 032

james.were@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

## Polly Markus

+64 21 168 4652

polly.markus@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1691295](https://bayleys.co.nz/1691295)

# Trophy Lorne Street standalone

22 Lorne Street, Auckland Central, Auckland City, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Freehold standalone character building on vibrant Lorne Street
- Beautifully refurbished and structurally strengthened
- Retail tenancies fully leased returning \$71,949 + GST p.a. (net)
- Options for investors, occupiers and also with residential conversion possibilities
- Upstairs available, providing options for investors, occupiers and residential

This is truly a unique opportunity to purchase a beautifully presented mixed use building. Rarely do properties of such calibre come to the market. The property is positioned in the heart of Auckland CBD and close to the rich range of amenities the city offers. Queen Street, High Street, Commercial Bay and Britomart are all just a short walk away with plenty of upmarket cafes and restaurants at your doorstep. 22 Lorne Street will undoubtedly appeal to a wide range of purchasers including investors and owner occupiers. There is also the potential for residential as an inner city residence to utilise the property as a live/work.

## Property Details

Land Area	111sqm (more or less)
Floor Area	268sqm (approximately)
Zoning	Business - City Centre

## Tenancy Details

Retail tenancies returning \$72,026 + GST p.a. with upper levels available. Full tenancy details available upon request.

## Sale Summary

Sold through a Bayleys North Shore agent to an investor.

## Sold by

**Tender (unless sold prior)**

Bayleys House, 30 Gaunt Street,  
Auckland, New Zealand

## Sale price

\$3,675,000

## Source of Purchaser

Referral

## Purchaser Profile

Passive Investor

## Cameron Melhuish

+64 21 479 882

cameron.melhuish@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

## Polly Markus

+64 21 168 4652

polly.markus@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1687625](https://bayleys.co.nz/1687625)



# Newly renovated Broadway office floor

Level 5/128 Broadway, Newmarket, Auckland City, Auckland

**SOLD**

**Total  
Property  
Case Study**



Boundary lines are indicative only

- Freehold unit title office occupies entire level 5 of the building
- Approximately 242sqm floor area
- Vacant possession, ideal for an owner occupier
- Six designated secure car parks
- High seismic rating building (85%)

5/128 Broadway is situated at a high profile building allocated close to major intersection of Broadway and Khyber Pass Road. On offer is this 242sqm office that occupies the entire level 5, which provides smaller companies the opportunity to exclusively occupy a full floor, complimented by six secure car parks.

The Newmarket office market has seen a spike in interest over the last two years due to its accessibility, public transport links, retail offerings and its vicinity to the Auckland Domain. Various redevelopment is planned in this office precinct due to the uplift in tenant demand.

The property benefits from accessibility due to its proximity to motorway connections and the railway network. Auckland CBD is only 8-10 minute drive away and a 16 minute train ride away. Situated walking distance of both the Newmarket and Grafton Train Station, the completion of the City Rail Link (CRL) will further enhance business growth of Newmarket area.

## Sold by

**Auction (unless sold prior)**

Bayleys House, 30 Gaunt Street,  
Auckland, New Zealand

## Sale price

\$1,190,000

## Source of Purchaser

Referral

## Purchaser Profile

Owner occupier SME

## Owen Ding

+64 27 565 0099

owen.ding@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

## James Chan

+64 21 934 054

james.chan@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1691278](https://bayleys.co.nz/1691278)

## Property Details

Floor Area	242sqm (more or less)
Zoning	Commercial Zone C

## Sale Summary

Almost all enquires were from owner occupiers however only one bidder showed up to the auction and the property sold under the hammer.

# 1,821sqm mixed use development site in DGZ

6 Macmurray Road, Remuera, Auckland City, Auckland

**SOLD**

**Total  
Property  
Case Study**



Boundary lines are indicative only

- 1,821sqm fee simple site zoned Business - Mixed Use
- Strategic and sought after location, walking distance from Newmarket and in DGZ
- Grand five bedroom home plus two bedroom dwelling plus self contained office
- Flexible site for immediate development, land bank or occupation

Situated in a rapidly developing mixed use enclave, the property is surrounded by a mixture of character homes, high end residential apartments and boutique commercial and medical properties. The property benefits from an intensive Business - Mixed Use zoning, allowing for residential apartment or terrace house development, or alternatively commercial/retail/medical. The property is located in zone for Auckland Boys and Epsom Girls Grammar schools and is handily located to the considerable amenities which Central Newmarket provides, motorway on ramps, hospitals and Auckland CBD. The existing improvements on the site consist of a large five bedroom character home, plus an separate two-bedroom minor dwelling and separate office tenancy.

## Property Details

Land Area	1,821sqm (more or less)
Zoning	Business - Mixed Use

## Tenancy Details

Sold with vacant possession.

## Sale Summary

An unconditional offer was accepted prior to the tender closing date, to an established client.

## Sold by

**Tender (unless sold prior)**

Bayleys House, 30 Gaunt Street,  
Auckland, New Zealand

## Sale price

\$10,018,000

## Source of Purchaser

Established Client

## Purchaser Profile

Developer

## Alan Haydock

+64 21 532 121

alan.haydock@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

## Damien Bullick

+64 22 420 6845

damien.bullick@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1691296](https://bayleys.co.nz/1691296)



# Explore the potential of this standalone retail

149-151 Line Road, Glen Innes, Auckland City, Auckland



- Split-risk freehold standalone opportunity with future development potential
- Positioned on a high profile corner site with main road access along Line Road
- Returning \$63,293pa + GST from three separate tenancies
- Valuable Business - Town Centre zoning permits a maximum height of 32.5m

A high exposure standalone corner site with multiple income streams – a rare opportunity to secure an investment which offers medium-long term development potential. Fully occupied by three tenancies - a Pharmacy business, Elam Barber Shop, and Kebab Kitchen, this single-level property is returning \$63,293pa + GST.

Positioned in the heart of Glen Innes Town Centre, the property is surrounded by a range of amenities and businesses including Glen Innes Library/Te Oro Community Centre, Glen Innes Train Station, McDonald's and Pak 'n Save. Glen Innes has been identified as a key strategic area for growth, with a current mandate to undergo large-scale affordable housing projects.

Property Details	
Land Area	164sqm (more or less)
Floor Area	152.90sqm (more or less)
Zoning	Business - Town Centre

Sale Summary	
Previously for sale off-market, the vendors decide to commit to a Total Property campaign in order to get a successful result. Was sold at auction for \$1,340,000, a price that exceeded the market interest shown prior to this public campaign.	

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

**Sale price**  
\$1,340,000

**Yield**  
4.72%

**Source of Purchaser**  
Referral

**Purchaser Profile**  
Passive Investor

**Matt Lee**  
+64 21 151 5505  
matt.lee@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

**James Chan**  
+64 21 934 054  
james.chan@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1690775](https://bayleys.co.nz/1690775)

# High-profile development potential

1252 Dominion Road, Mt Roskill, Auckland City, Auckland



- Busy Dominion Road location - heart of Mount Roskill shopping center
- Freehold standalone 390sqm commercial building
- Business - Local center zoning provides for a number of development options
- All developers, investors and owner-occupiers must look at this multi-faceted property

Here is a rare opportunity to occupy a freehold standalone building in one of Auckland busiest and growth areas.

This offering brings with it a range of development, occupation, and add-value options. Either taking advantage of the proposed apartment development plan(subject to relevant consents) or refurbishing for an alternative use, there is also now a prime opportunity for owner-occupiers looking to benefit the low-interest-rate environment.

Property Details	
Land Area	390sqm more or less

Sale Summary
Three parties attended the auction for bidding.

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

**Sale price**  
\$980,000

**Millie Liang**  
+64 21 968 128  
millie.liang@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1691263](https://www.bayleys.co.nz/1691263)



# Sandringham retail and residential standalone

513 Sandringham Road, Sandringham, Auckland City, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Owner occupiers, tenants and investors must inspect
- Mixed use building featuring high profile retail with three-bedroom flat above
- Holding income from two tenancies through to 1 April 2021 of \$94,941.12 pa
- Strategically positioned in the tightly held Sandringham Village

This affordable high profile freehold standalone property offers a rare opportunity in the vibrant Sandringham Village.

The ground floor is a high profile retail tenancy that will suit a wide range of uses. Above, is a good-sized and fully self-contained three-bedroom flat. Both are currently rented separately with lease arrangements ending in 2021. A range of opportunity is on offer for owner-occupiers, live/work operators, investors and tenants (for the ground floor retail). This versatile property will undoubtedly suit your needs.

## Property Details

Land Area	240sqm (more or less)
Car Parks	Two 2)
Residential flat	92.5sqm - three-bedrooms (approximately)
Ground floor retail	83.5sqm (approximately)

## Tenancy Details

The property is currently fully leased returning \$94,941.12 pa from retail and residential tenancies until April 2021. Full tenancy details available by request.

## Sale Summary

Sold to the neighboring business owner to expand current business.

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

**Sale price**  
\$1,850,000

**Source of Purchaser**  
Prospecting

**Matt Bayley**  
+64 21 412 166  
matt.bayley@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

**Cameron Melhuish**  
+64 21 479 882  
cameron.melhuish@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1691279

# Affordable and fee simple

10 Donovan Street, Blockhouse Bay, Auckland City, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Road front retail opportunity on a 435sqm (more or less) freehold site
- Conveniently positioned in Blockhouse Bay across from Countdown
- Close proximity to a major intersection linking Green Bay, New Lynn, Avondale and Hillsborough
- Zoned Business - Local Centre providing endless options

Get your hands on a piece of the block! An opportunity to purchase a 435sqm (more or less) freehold site suitable for a range of owner occupiers/investors ready to position themselves to serve the surrounding residential catchment. Situated near a major intersection that has a range of services and amenities in close proximity, neighbouring properties include the local Countdown with The Block Cafe, NZ Post and Caltex Service Station. Car parking is available at the rear of the site.

Property Details	
Land Area	435sqm (more or less)
Floor Area	152sqm (more or less)
Zoning	Business Local Centre

Tenancy Details
For sale with vacant possession.

Sale Summary
Sold prior to the deadline to an owner occupier.

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

**Sale price**  
\$820,000

**Tony Chaudhary**  
+64 21 995 121  
tony.chaudhary@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

**Jordan Brown**  
+64 21 144 9825  
jordan.brown@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

**Janak Darji**  
+64 21 047 1290  
janak.darji@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1902882](https://www.bayleys.co.nz/1902882)



# Well positioned multi use opportunities

3/317 Ti Rakau Drive, East Tamaki, Manukau City, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Easy access to Eastern Suburbs and Botany Town Centre
- Good profile to Ti Rakau Drive
- Excellent car parking and access front and rear
- Long time entertainment hub

Located in a four tenant, unit titled complex on Ti Rakau Drive, this property has traditionally been used as a food and beverage hub.

The unit offers savvy purchasers multiple opportunities in hospitality, education, recreational or religious use.

This unit comprises approximately 328sqm floor area with a mezzanine area of 95sqm. The property was previously tenanted by the Thai Flame restaurant, a well known Thai restaurant who have vacated the building. The fit out is now dated and in need of refurbishment or re-purposing by a new tenant and or owner occupier.

Property Details	
Floor Area	423sqm (more or less)
Zoning	Business - Light Industry

Sale Summary	
Property sold unconditionally.	

**Sold by**

**For Sale by Deadline Private Treaty**

(unless sold prior)

2 Harris Road, East Tamaki, New Zealand

**Sale price**

\$1,410,000

**Geoff Wyatt**

+64 21 982 322

geoff.wyatt@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

**Dave Stanley**

+64 21 326 820

dave.stanley@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**1902887**

# Add value warehouse in East Tamaki

8/38 Andromeda Crescent, East Tamaki, Manukau City, Auckland

**SOLD**

**Total  
Property  
Case Study**



- Great Location in Andromeda Crescent
- Warehouse and amenities 250sqm
- Dual roller door access
- First time available in 19 years
- Holding income from monthly lease

Tidy warehouse of 250sqm (more or less) with a long standing tenant who is now on a monthly lease returning \$31,500 per annum + GST plus outgoings.

The unit has two roller door access from front and rear with parking and unloading areas.

High stud with good office and staff amenities.

Handy location in Andromeda Crescent in the heart of East Tamaki.

## Property Details

Car Parks	Four
Zoning	Business - Light Industry Zone

## Sale Summary

A four week Total Property campaign brought a good level of enquiry with multiple bidders in the room. The property was sold at auction to a local investor.

## Sold by

**Auction** (unless sold prior)

2 Harris Road, East Tamaki, New Zealand

## Peter Migounoff

+64 27 492 0788

[peter.migounoff@bayleys.co.nz](mailto:peter.migounoff@bayleys.co.nz)

BAYLEYS REAL ESTATE LTD, COUNTIES,  
LICENSED UNDER THE REA ACT 2008

## Piyush Kumar

+64 27 410 4750

[piyush.kumar@bayleys.co.nz](mailto:piyush.kumar@bayleys.co.nz)

BAYLEYS REAL ESTATE LTD, COUNTIES,  
LICENSED UNDER THE REA ACT 2008

## Nelson Raines

+64 21 555 673

[nelson.raines@bayleys.co.nz](mailto:nelson.raines@bayleys.co.nz)

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1951987](https://bayleys.co.nz/1951987)



# Two fee simple industrial - buy one or both

4 and 6 Lovegrove Crescent, Otara, Manukau City, Auckland



- Two freehold titles - buy one or both
- Close proximity to State Highway 1 interchange and within minutes to Highbrook Industrial Park
- Numerous options, will suit owner occupiers or add value investors
- Three road frontages offering ease of access

Two freehold titles positioned on a corner site totalling a land area of 1,595sqm. The property has drive through access, multiple roller doors and is an affordable option for occupiers. With floor areas of approximately 110sqm and 440sqm, this offers owner occupiers and add value investors a fantastic opportunity to either reposition their business or the buildings. The option also exists to occupy one building whilst generating income from the remaining buildings.

## Property Details

Land Area	1,595sqm (more or less)
Floor Area	550sqm (more or less)
Zoning	Business Light Industry

## Tenancy Details

For sale with vacant possession.

## Sale Summary

Ran through a comprehensive marketing campaign with multiple viewings. The properties were sold from within our database to both an owner occupier and an add value investor.

## Sold by

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

2 Harris Road, East Tamaki,  
Auckland, New Zealand

## Janak Darji

+64 21 047 1290

janak.darji@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

## Tony Chaudhary

+64 21 995 121

tony.chaudhary@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

## Jordan Brown

+64 21 144 9825

jordan.brown@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

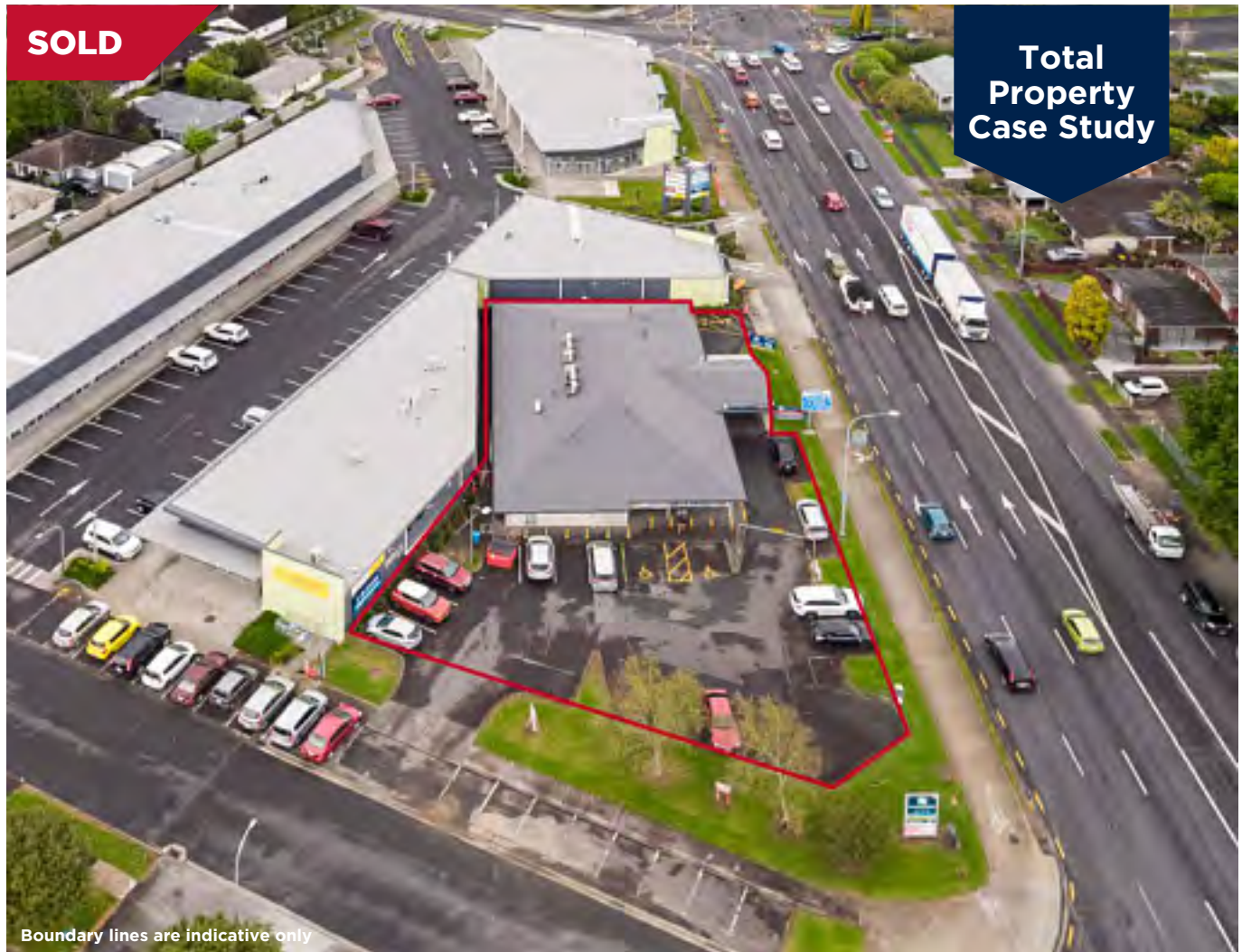
bayleys.co.nz/**1902897**

# First time on the market - medical centre

104-106 Great South Road, Takanini, Papakura District, Auckland

**SOLD**

**Total  
Property  
Case Study**



Boundary lines are indicative only

- Corner site in the growth location of Takanini
- Essential medical centre investment with extensive frontage and exposure
- Passive freehold investment property with future development upside
- Four-year lease to experienced medical practitioners returning \$172,843.99pa + GST and outgoings with fixed rental growth

Positioned less than 200m from the Southern Motorway and next to the brand-new retail complex, the Takanini Gateway, the property enjoys substantial profile. With a four-year lease in place to experienced practitioners and being a medical centre for over 40 years, the property offers investors the perfect bottom-drawer investment.

This premier investment ticks all the boxes - freehold tenure, sought after location and strong tenant covenant. Here is a rare opportunity for investors to acquire a passive investment.

## Property Details

Land Area	1,651sqm (more or less)
Floor Area	484sqm (more or less)
Zoning	Residential Mixed Housing Suburban

## Tenancy Details

Returning a combined income of \$149,284pa plus GST and outgoings

## Sale Summary

Sold prior to the deadline, the property received over 25 enquiries and was sold to a passive investor after a comprehensive Total Property marketing campaign.

## Sold by

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

2 Harris Road, East Tamaki,  
Auckland, New Zealand

## Sale price

\$3,050,000

## Tony Chaudhary

+64 21 995 121

tony.chaudhary@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

## Janak Darji

+64 21 047 1290

janak.darji@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

## Amy Weng

+64 21 177 3422

amy.weng@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1902904](https://www.bayleys.co.nz/1902904)



# Prime King Street investment

35-39 King Street, Pukekohe, Auckland



Boundary lines are indicative only

- Net income of \$93,065.52pa + GST and OPEX
- High profile position on Pukekohe's busiest street
- Centered around a diverse mix of businesses
- Split-risk investment
- Add value with upstairs vacancy

This is an exceptional and unique opportunity for investors to secure this prime piece of property on Pukekohe's main Street, King Street. Pukekohe in real estate terms has continued to enjoy strong demand for investment property for a number of years now. This has been driven by a very strong local economy and above average population growth underpinned by significant developments in the area, such as Stevenson's Drury South Industrial Park, Paerata Rise and construction of 5,000 new homes.

Property Details	
Land Area	481sqm (more or less)
Floor Area	446sqm (more or less)
Car Parks	Four (4)

Tenancy Details	
The property has a combined net income of \$93,065.52 pa + GST and OPEX from three well-established tenants. Full tenancy details are available on request.	

Sale Summary	
A three week Total Property campaign brought a good level of enquiry with multiple bidders in the room. The property was sold at auction to a local investor for 4.87% yield.	

**Sold by**  
**Auction (unless sold prior)**  
292 Great South Road, Takalani,  
Auckland, New Zealand

**Sale price**  
\$1,910,000

**Shane Snijder**  
+64 21 730 488  
shane.snijder@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, PUKEKOHE,  
LICENSED UNDER THE REA ACT 2008

**Peter Migounoff**  
+64 27 492 0788  
peter.migounoff@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, COUNTIES,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1971486

# Make 100% certain

626-634 Pollen Street, Thames, Waikato

**SOLD**

**Total  
Property  
Case Study**



- Multi-tenant investment - split risk
- Commercial and residential tenancies
- Returning circa \$95,000 pa + GST and outgoings

Centrally located in Thames, 626-634 Pollen Street offers a prime mixed-commercial and residential investment opportunity with multiple income streams over three titles. This prized possession has been owned by the Brown family through generations since 1895 and is home to anchor tenant 100% Electrical appliance store currently returning \$65,000pa + GST and outgoings. Supplementing the commercial income are two residential tenancies with potential for an additional tenant in the storage hall.

## Property Details

Land Area	1,257sqm (more or less)
Floor Area	900sqm (more or less)
Zoning	Commercial (8B)

## Tenancy Details

Multiple tenancies returning circa \$95,000pa + GST and outgoings.

## Sale Summary

Entered in to an auction campaign with extensive online and print media marketing including Total Property Magazine. Vendors were presented a favourable pre-auction offer that was accepted. The auction was cancelled in week three of the campaign.

## Sold by

**Auction** (unless sold prior)

96 Ulster Street,  
Hamilton, New Zealand

## Sale price

\$1,500,000

## Yield

6.30%

## Source of Purchaser

Trademe.co.nz

## Purchaser Profile

Passive Investor

## Josh Smith

+64 27 229 8865

josh.smith@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Belinda Sammons

+64 27 272 7728

belinda.sammons@bayleys.co.nz

MH REALTY LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/2311789](https://bayleys.co.nz/2311789)



# A hidden gem

21 River Road, Ngatea, Waikato

**SOLD**

**Total  
Property  
Case Study**



- Multi tenanted, split risk
- Returning circa \$65,000pa + GST and outgoings
- Above 33% IEP

Once the site of the iconic and well-known Wilderness Gems in Ngatea, 21 River road has undergone significant changes throughout its history from its early beginnings as a dairy and butter factory, a stint as a precious stones and gems treasure trove to the low-risk multi-tenanted investment it is today. The substantial 1,400sqm (more or less) building is home to an array of tenants, anchored by national icons St John and New Zealand Post and supported by an additional three commercial tenants with a residential tenancy at the rear returning a combined circa \$65,000pa + GST and outgoings. Set on one of the largest commercially zoned land packages in the central Hauraki town of Ngatea, the 4,384sqm (more or less) holding provides ample on-site parking for the multiple tenancies.

## Property Details

Land Area	4,384sqm (more or less)
Floor Area	1,400sqm (more or less)

## Tenancy Details

Multiple tenancies returning circa \$65,000pa + GST and outgoings.

## Sale Summary

Basic marketing campaign including Total Property Magazine. Several viewings and 32 enquiries were received. Buyer was an existing contact and was sent information as a property of interest when enquiring about another property as well.

## Sold by

**Auction** (unless sold prior)

96 Ulster Street,  
Hamilton, New Zealand

## Sale price

\$825,000

## Source of Purchaser

Established Client

## Purchaser Profile

Passive Investor

## Josh Smith

+64 27 229 8865

josh.smith@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/2311796](https://bayleys.co.nz/2311796)

# The last Stage 1 lot

Lot 16, Northgate Business Park, Hamilton North, Hamilton City, Waikato



- The last remaining Stage 1 lot in Northgate Business Park
- Centrally located within the booming Golden Triangle
- Minutes to Hamilton's premier industrial precinct of Te Rapa
- Titles issued, ready to be built on

Lot 16 also known as 32 Evolution Way is a 8,185sqm land holding and is the last remaining lot within Stage 1 of Horotiu's Northgate Business Park. With titles issued and construction on surrounding sites already underway, this lot represents significant opportunity for businesses that are looking to be up and running quickly.

Northgate Business Park itself is a superbly sited 100ha development located to the North of the burgeoning economic powerhouse of Hamilton and the greater Waikato. It's strategically located at the crossroads of the golden triangle where Auckland, Tauranga and Hamilton intersect.

Surround yourself with high end industrial developments which are occupied by businesses such as Northpower, Ports of Auckland, Civtec, Waikato Milking Systems, TMC Trailers and more.

Property Details	
Land Area	8,185sqm (more or less)

Sale Summary	
Property sold unconditionally.	

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

**Sale price**  
\$1,600,000

**Jordan Metcalfe**  
+64 21 0847 8920  
jordan.metcalfe@bayleys.co.nz  
SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Rebecca Bruce**  
+64 21 063 5165  
rebecca.bruce@bayleys.co.nz  
SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Ben Bayley**  
+64 21 537 503  
ben.bayley@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1902902



# High flyer - live and work

76 Ossie James Drive, Rukuhia, Waikato

**SOLD**

**Total  
Property  
Case Study**



- Hamilton Airport live and work opportunity
- High-spec apartment, office, warehouse and yard on 2,977sqm (more or less)
- Returning \$70,000pa + GST net with flexibility for purchasers wanting to occupy

A high-end apartment, modern warehouse with office space, and an expansive yard, puts 76 Ossie James Drive in a league of its own. Located in Hamilton Airport's burgeoning industrial precinct with proximity and access to air and road transport infrastructure, all in the heart of the Golden Triangle's thriving economy. Built in 2018, the property packs a lot in, with 285sqm (approximately) of warehouse, a 50sqm (approximately) office and ample parking and yard, currently returning \$70,000 + GST net per annum. This high-flyer of an apartment completes the picture. The entertainer's dream delivers 180sqm (approximately) of luxurious living with large balcony overlooking the runway.

## Property Details

Land Area	2,977sqm (more or less)
Floor Area	700sqm (approximately)

## Tenancy Details

Multiple tenants returning \$70,000pa + GST and outgoings. Full tenancy details are available upon request.

## Sale Summary

This property was unique as an industrial building with a high spec apartment above. We produced a video that was advertised widely across social media and generated a lot of interest. With six bidders on auction day a great result was achieved for our vendors.

## Sold by

**Auction (unless sold prior)**

96 Ulster Street,  
Hamilton, New Zealand

## Sale price

\$1,950,000

## Source of Purchaser

Database

## Purchaser Profile

Owner occupier SME

## David Cashmore

+64 21 943 305

david.cashmore@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Rebecca Bruce

+64 21 063 5165

rebecca.bruce@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Jordan Metcalfe

+64 21 0847 8920

jordan.metcalfe@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**bayleys.co.nz/2311799**

 **Video** available

# Lucrative industrial investment

7-13 Te Maire Street, Mount Maunganui, Bay of Plenty

**SOLD**

**Total  
Property  
Case Study**



Boundary lines are indicative only

- Significant cold storage complex with strong tenant covenant
- Substantial freehold site with excess land for future expansion
- Essential service business during COVID-19 lockdown periods

Outstanding opportunity to secure a premium investment property located in the coveted Mount Maunganui Industrial Zone in close proximity to the Port of Tauranga. This well presented cold storage complex is fully leased to the highly reputable Cold Storage Nelson (CSN) who hold a strong strategic position in the temperature-controlled export sector. Seldom does a sizeable industrial investment of this scale present itself to the market with such a solid tenant and prime location.

## Property Details

Land Area	16,251sqm (more or less)
Floor Area	5,961sqm (approximately)
Due Diligence Pack	Available on signing a Non Disclosure Agreement

## Tenancy Details

Name of Tenant	Cold Storage Nelson Limited
Term of Lease	10 years
Commencement Date	29th July 2019
Rights of Renewal	Two (2) of five (5) years
Net Rental	\$854,630 + GST and outgoings

## Sale Summary

A comprehensive Total Property feature marketing package gave this property outstanding exposure to the market that resulted in multiple tenders being received and the property selling unconditionally to an Auckland based investor.

## Sold by

**Tender (unless sold prior)**

247 Cameron Road, Tauranga,  
New Zealand

## Sale price

Confidential

## Brendon Bradley

+64 21 816 600

[brendon.bradley@bayleys.co.nz](mailto:brendon.bradley@bayleys.co.nz)

SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Ryan Bradley

+64 27 472 2865

[ryan.bradley@bayleys.co.nz](mailto:ryan.bradley@bayleys.co.nz)

SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Lynn Bradley

+64 27 441 1213

[lynn.bradley@bayleys.co.nz](mailto:lynn.bradley@bayleys.co.nz)

SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/2501629](https://bayleys.co.nz/2501629)

 **Video** available



# Prime commercial investment

Ground Floor, 1092 Fenton Street, Rotorua Central, Bay of Plenty

**SOLD**

**Total  
Property  
Case Study**



- Tilt slab construction with 95% NBS, with a new roof in 2019
- Managed by body corporate
- Freehold Unit Title

Bayleys Rotorua and Lime Cafe occupy this superb corner site in central Rotorua returning \$89,203.80pa + GST and operating expenses. The ground floor freehold unit title has prime position with easy access.

## Property Details

Zoning	City Centre 1
--------	---------------

## Tenancy Details

Name of Tenant	Bayleys Rotorua	Lime Cafe (2007) Ltd
Term of Lease	Six (6) years	Four (4) years
Commencement Date	1st March 2019	1st June 2017
Review Date	01/03/2022	01/06/2021
Rights of Renewal	2 x 6 years	2 x 4 years
Net Rental	\$56,064.00	\$33,139.80

## Sale Summary

Advertised in Total Property as well as local and regional newspapers, supported by a featured online presence. Pre-auction offer received at an acceptable level, hence the auction was brought forward. We had three further bidders and received 49 bids over and above the pre-auction offer, resulting in happy vendors with a great outcome.

## Sold by

**Auction** (unless sold prior)

Bayleys Rotorua, 1092 Fenton Street, Rotorua, New Zealand

## Sale price

\$1,692,000

## Yield

5.27%

## Source of Purchaser

Established Client

## Purchaser Profile

Passive Investor

## Mark Slade

+64 27 498 8911

mark.slade@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Brei King

+64 21 242 7344

brei.king@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2450552**

# Mortgagee tender

5-7 Vaughan Road and 274 Te Ngae Road, Ngapuna, Rotorua, Bay of Plenty



- Three freehold titles
- To be sold separately or together to suit requirements
- Option to purchase adjacent Motel also
- Two zones - Industrial 1 and Industrial 1E

Three titles to be sold separately or together. Three freehold industrial zoned sites comprising a total land area of 3,036sqm with double street access from two lots on Vaughan Road and one lot on SH30, Te Ngae Road. The Vaughan Road lots are clear of any improvements and ready for future development, whereas the 274 Te Ngae Road property has a lightly constructed 110sqm (more or less) building which has previously been used for vehicle sales or hire, and more recently for the sale of tyres.

Property Details	
Land Area	3,036sqm
Floor Area	110sqm
Zoning	Industrial 1 and Industrial 1E

Sale Summary
Property sold by mortgagee tender. A total of 18 tenders were received.

**Sold by**  
**Tender** (will not be sold prior)  
1092 Fenton Street, Rotorua, New Zealand

**Sale price**  
\$1,062,000

**Mark Slade**  
+64 27 498 8911  
mark.slade@bayleys.co.nz  
SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Brei King**  
+64 21 242 7344  
brei.king@bayleys.co.nz  
SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2450551**



# Mortgagee tender

Santa Maria Motel, 270 Te Ngae Road, Ngapuna, Rotorua, Bay of Plenty



- Mortgagee tender land and buildings only
- Zoned Industrial 1 and Industrial 1E
- Two freehold titles totaling 3,717sqm land area (more or less)

Eight motel units of various size and configuration, plus managers residence. A traditional styled complex with spacious rooms and buildings placed in a park like setting which includes children's play area and pool. Conveniently located on the East side of Rotorua opposite the Redwood Commercial centre and within close proximity to the Redwood forest trail network for mountain biking, running, walking or horse riding. Land and buildings only.

Property Details	
Land Area	3,718sqm
Floor Area	585sqm
Zoning	Industrial 1 and Industrial 1E

Sale Summary
Property consists of Santa Maria Motel and was being sold as a mortgagee sale by tender, land and buildings only. A total of 18 tenders were received.

**Sold by**  
**Tender** (will not be sold prior)  
1092 Fenton Street, Rotorua, New Zealand

**Sale price**  
\$2,050,000  
**Mark Slade**  
+64 27 498 8911  
mark.slade@bayleys.co.nz  
SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Brei King**  
+64 21 242 7344  
brei.king@bayleys.co.nz  
SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Donna Li**  
+64 22 016 6599  
donna.li@bayleys.co.nz  
SUCCESS REALTY LIMITED, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2450556**

# Owner-occupier/add-value investor opportunity

79 Vivian Street, New Plymouth Central, Taranaki

**SOLD**

**Total  
Property  
Case Study**



Boundary lines are indicative only

- Located on the fringe of the CBD
- Prominent street frontage
- Opportunity for owner-occupier

High profile corner site of 1,343sqm landholding with a floor area of 658sqm (more or less) and 20+ off-street car parks. This two-storey 1900s villa has been converted for commercial use and will offer the new owner flexibility for future use and site redevelopment potential (residential B zoning). Leased until early 2021 with a net rental of \$89,280. This could be an opportunity for owner-occupiers with other activities worth investigating. Or investors can look at finding a new tenant under the existing use. Vivian Street is well known for its medical facilities and practices notably including Phoenix Doctors and Vivian Pharmacy. Within walking distance of the renowned Coastal Walkway and New Plymouth's CBD with a great range of cafes, bars and restaurants.

## Property Details

Land Area	1,343sqm
Car Parks	21

## Tenancy Details

Full tenancy details are available on request.

## Sale Summary

After ten weeks on the market by 'Price by negotiation' the vendor agreed to Auction the property. The four week Auction campaign resulted in excess of ten enquiries, two strong bidders on the day pushed each other from the opening bid through to the \$1.3m sale price.

## Sold by

**Auction** (unless sold prior)

15 Courtenay Street, New Plymouth,  
New Zealand

## Sale price

\$1,300,000

## Iain Taylor

+64 21 473 253

[iain.taylor@bayleys.co.nz](mailto:iain.taylor@bayleys.co.nz)

SUCCESS REALTY TARANAKI LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Darryl Taylor

+64 21 732 582

[darryl.taylor@bayleys.co.nz](mailto:darryl.taylor@bayleys.co.nz)

SUCCESS REALTY TARANAKI LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/2600632](https://bayleys.co.nz/2600632)



# Prime industrial opportunity in Whanganui

49 Bryce Street, Castlecliff, Whanganui



**SOLD**

**Total  
Property  
Case Study**

- Substantial freehold land parcel with great access to main arterials infrastructure
- Large-format manufacturing and distribution site with offices and amenities block
- Significant land-building improvements including sealed yards and parking, advanced security systems and compliance infrastructure

This substantial 15,583sqm site in the Castlecliff industrial precinct is well positioned for logistics and further development.

Ideally suited to manufacturing, storage and distribution, the 5,166sqm main building comprises a mixture of manufacturing, warehousing, packaging, cool store and blast freezer. Significant building improvements have taken place in the past years including an upgrade to the main structure. The office block provides ample open-plan office space and the amenities block contains locker rooms, toilets/showers as well as a commercial grade kitchen and staffroom.

The vendor is relocating offshore leaving an opportunity to own a large industrial site in one of the best performing regions in the country. The property offers attractive opportunities for developers, business owners and investors.

Property Details	
Land Area	15,583sqm

**Sale Summary**

The strategy of creating a two-stage sale process provided the Vendor with control and surety throughout the campaign. With four offers, the site was sold to a local company looking to expand their operations, employ more staff and provide an economic benefit to Whanganui.

**Sold by**  
**Expressions of Interest**

**Sale price**  
Private

**John Bartley**  
+64 21 240 9889  
john.bartley@bayleys.co.nz  
BARTLEY REAL ESTATE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Scott Campbell**  
+64 21 414 107  
scott.campbell@bayleys.co.nz  
BAYLEYS REAL ESTATE LTD, MANUKAU,  
LICENSED UNDER THE REA ACT 2008

**Russell Duggan**  
+64 27 264 4669  
russell.duggan@bayleys.co.nz  
BARTLEY REAL ESTATE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**3001264**

# Ground lease freehold

275 Main Street, Palmerston North, Manawatu

**SOLD**

**Total  
Property  
Case Study**



- Perpetually renewable ground lease
- Current term expiry December 2034
- Net rental \$50,890 + GST
- Tenant pays all outgoings

What is for sale is the freehold lessor's interest in the ground lease of 2,204sqm on the corner of Main Street and David Street on the fringe of the Palmerston North CBD.

The tenant owns all the improvements.

Ground lease freehold interests are very rare so here is your chance.

Property Details	
Land Area	2,204sqm
Zoning	Central Area
Improvements	All improvements are owned by the tenant

Tenancy Details	
<b>Name of Tenant</b>	<b>PJ JK Capper Limited</b>
Term of Lease	20 years
Commencement Date	24th November 2014
Review Date	Five (5) yearly
Rights of Renewal	Perpetual 20-year renewals
Net Rental	\$50,890pa + GST

Sale Summary
Sold to a Wellington investor.

## Sold by

### For Sale by Deadline Private Treaty

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

## Sale price

\$545,000

## Mark Sherlock

+64 21 481 562

mark.sherlock@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Karl Cameron

+64 21 428 092

karl.cameron@bayleys.co.nz

MID WEST REALTY LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**3253386**



# Unique development site – Paraparaumu Beach

55-57 Maclean Street, Paraparaumu Beach, Kapiti Coast



- Total land area 1,837sm
- Ideally suit retail/apartments
- New town Centre Zoning with 12-metre height limit

These two adjoining properties comprise two titles totalling 1,837sm. The main title of 1,550sm currently has a beautifully crafted 1920s two-bedroom house sitting proudly on an elevated site overlooking the beach and out towards Kapiti Island. Options for these properties are many and varied from removing the existing house and building a mix of retail/ apartments (there has been talk of up to 14 apartments across the sites) through to just expanding the existing buildings on site. Alternatively just enjoy the unique site as it is. The properties are located in the new Town Centre zoning at Paraparaumu Beach. Paraparaumu is located some 40 minutes' drive north of Wellington City with the Paraparaumu Beach township some five minutes' drive from the new Expressway interchange at Paraparaumu.

Property Details	
Land Area	1,837sqm
Floor Area	210sqm
Zoning	Town Centre

Tenancy Details	
These properties are for sale with vacant possession.	

Sale Summary	
A successful Tender campaign generating strong interest throughout, with eight site visits and multiple tenders received.	

**Sold by  
Tender**  
Level 14, The Bayleys Building,  
36 Brandon Street,  
Wellington, New Zealand

**Sale price**  
\$2,200,000

**Stephen Lange**  
+64 27 276 2580  
stephen.lange@bayleys.co.nz  
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**3253378**

# Convert your rent to equity

Level 2, 44 Queens Drive, Central Hutt, Lower Hutt

**SOLD**

**Total  
Property  
Case Study**



- Attractive, functional, flexible office floor
- Strategic central location close to Queensgate
- Perfect for you to own and occupy
- Convert the potential net rental of \$37,231pa + GST into equity

Strategically located for easy parking and excellent access to amenities in the Lower Hutt city centre, the property comprises a unit titled office floor in the popular and easily identifiable Collins & May Building. With a highly functional fitout including a large open plan workspace, two meeting rooms, three cellular offices and a separate spacious lunchroom, the northwest-facing property enjoys fabulous natural light, giving it a flow and ambience ideal for creativity and productivity. At 317sqm it is sized to suit small to medium businesses and fits nicely into the affordable end of the commercial property spectrum. With mortgage interest rates at historic lows, this is your opportunity to convert your rent payments into mortgage payments, investing in your future wealth and prosperity.

## Property Details

Floor Area	317sqm
Zoning	Central Commercial

## Tenancy Details

This property is for sale with vacant possession.

## Sale Summary

A comprehensive marketing campaign resulted in 54 direct enquiries, 565 internet hits resulting in the property being sold unconditionally to the highest tenderer.

## Sold by Tender

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

**Sale price**  
\$450,000

**Paul Cudby**  
+64 21 421 374  
paul.cudby@bayleys.co.nz  
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Andrew Smith**  
+64 21 421 401  
andrew.smith@bayleys.co.nz  
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/3253380](https://bayleys.co.nz/3253380)



# Get your motor running

5 Te Puni Street, Petone, Lower Hutt

**SOLD**

**Total  
Property  
Case Study**



- Location, to die for just off the Esplanade
- Zoned mixed use, trade showroom or service provider?
- Potential net income should be \$70,000 + GST

The project: yes, some strengthening will be required an overview of the plans and costs are available on request. It is probably a good time to give the property a makeover at the same time.

The potential: the current net rental is \$47,000pa + GST. Even without changing the use, just strengthen and freshen up the building the potential net rental should be \$70,000 + GST. Obviously as a trade showroom this would be even higher. Other important information: the current lease expires 31st May 2021 providing a holding income for five months allowing time to plan the upgrade and organise the next tenant if it not yourself.

## Property Details

Total Floor Area	491sqm
Car Parks	Four (4)
Zoning	Petone Commercial Area 2 (Mixed Use)

## Tenancy Details

Leased to Smooth-Air Products Limited then sub-leased to Full Throttle Motorcycles NZ Limited returning \$60,000pa gross + GST. Full tenancy details are available on request.

## Sale Summary

Circa 80 enquiries, approximately 25 inspections, 12 registered to bid. Sold to the neighbour for \$1.5m.

## Sold by Auction

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

## Sale price

\$1,500,000

## Andrew Smith

+64 21 421 401  
andrew.smith@bayleys.co.nz  
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Paul Cudby

+64 21 421 374  
paul.cudby@bayleys.co.nz  
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/3253377](https://bayleys.co.nz/3253377)

# Strategically placed for the future

9 Jean Batten Street, Rongotai, Wellington

**SOLD**

**Total  
Property  
Case Study**



- Fully leased freehold industrial investment
- 70% NBS rating
- Net income of \$197,000pa + GST
- Such a strategic site

Astute investors will know that a freehold investment property in Wellington's industrial eastern suburb is a rare find. This property which adjoins Wellington International Airport is fully leased to established tenants and is now earthquake compliant with a NBS rating of 70%. Each tenancy is generic in design to ensure flexibility for future demand.

Property Details		
	Unit 1	Unit 2
Land Area	1,117sqm	679sqm
Carparks	Three (3)	Three (3)

Tenancy Details		
Name of Tenant	Goldmark Group	Cool Movers
Term of Lease	Six (6) years	Three (3) years
Commencement Date	1st May 2017	1st March 2017
Review Date	2% annually	Two (2) yearly
Rights of Renewal	Two (2) of six (6) years	Two (2) of three (3) years
Net Rental	\$122,039pa + GST (net)	\$95,000pa + GST (gross)

## Sale Summary

Marketed in Total Property Issue 7, Dominion Post, TradeMe, Realestate.co.nz and Bayleys. Sold prior to Tender to the Tenant.

## Sold by Tender

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

**Sale price**  
\$3,100,000

**Fraser Press**  
+64 21 328 138  
fraser.press@bayleys.co.nz  
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Baha Mabruk**  
+64 21 547 717  
baha.mabruk@bayleys.co.nz  
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/3253365](http://bayleys.co.nz/3253365)



# Significant land holding in Richmond CBD

238-244 Queen Street, Richmond, Tasman, Nelson



- 30 Car parks
- Potential Development Site
- Holding income of \$117,900pa

Very rarely are high profile commercial opportunities such as these three adjoining Queen Street properties offered to the market.

Property Details	
Total Area	Land 1,534sqm and floor 516sqm (more or less)
Current Leases	Five of six tenancies currently leased long term
Zoning	Central Richmond with main street frontage

Tenancy Details	
Currently configured as six individual tenancies partially occupied by retail and hospitality businesses. The five existing leases provide a net holding income of \$112,385.83pa + GST. With one additional retail vacancy and surplus car parking there is an opportunity for rental uplift.	

Sale Summary	
Significant buyer interest locally and throughout the South Island resulted in a local buyer successfully purchasing at Auction. The purchaser intends to hold with a long term view of improving the buildings and leases.	

**Sold by**  
**Auction** (unless sold prior)  
288 Trafalgar Street, Nelson, New Zealand

**Sale price**  
\$2,200,000

**Source of Purchaser**  
Established Client

**Purchaser Profile**  
Active add value investor

**Gill Ireland**  
+64 22 184 2483  
gill.ireland@bayleys.co.nz  
VINING REALTY GROUP LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Paul Vining**  
+64 21 280 8090  
paul.vining@bayleys.co.nz  
VINING REALTY GROUP LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/4003169](https://bayleys.co.nz/4003169)

# Profitable Storage Shed Facility

26 McArtney Street, Blenheim, Marlborough, Marlborough

**SOLD**

**Total  
Property  
Case Study**



Boundary lines are indicative only

- Central Blenheim Investment Opportunity
- Potential gross return \$150,000
- Low maintenance and outgoings
- High occupancy rates
- Zoning - Industrial 1

This profitable storage facility is located less than 1km from the centre of Blenheim on an industrial-zoned section on the corner of McArtney Street and Houldsworth Street. The property consists of 49 sheds plus two offices situated on a 1,832sqm corner site providing multiple access points with easy access for cars, trucks and trailers.

## Property Details

Land Area	1,832sqm (more or less)
Floor Area	882sqm (more or less)
Car Parks	Nine
Central location	Close proximity to Blenheim CBD, State Highway 1
Low Maintenance	Minimal annual maintenance required
High Occupancy	Consistent 98% occupancy and a steady demand

## Tenancy Details

51 tenancies currently

## Sale Summary

Approximately 60 enquiries generated throughout the campaign from right across the country. Ten bidders in the room on the day of Auction, with multiple bids resulting in the successful sale.

## Sold by

**Auction** (unless sold prior)

33 Seymour Street, Blenheim,  
Marlborough, 7201, New Zealand

## Sale price

\$1,680,000

## Purchaser Profile

Active add value investor

## Paul Vining

+64 21 280 8090

paul.vining@bayleys.co.nz

VINING REALTY GROUP LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Grant Baxter

+64 27 297 1902

grant.baxter@bayleys.co.nz

BE MARLBOROUGH LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Dennis Christian

+64 274 763 276

dennis.christian@bayleys.co.nz

VINING REALTY GROUP LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**4003138**



# Fantastic add-value industrial investment

236 Port Hills Road, Heathcote Valley, Canterbury



- Highly desirable location in close proximity to the port of Lyttelton and Southern Motorway
- Returning \$195,144pa + GST and outgoings
- Large freehold title comprising 7,406sqm
- Add value by upgrading property and strengthen leases over time

This large freehold corner profile site is home to four established businesses comprising of a single-level office block, large yard area and a significant 2,000sqm and a warehouse with multiple roller doors and full drive around capability.

Present investors have enjoyed a 16-plus year tenure, and the opportunity is here for an astute purchaser to repair and modernise this high profile industrial property and reap the rewards.

Property Details	
Land Area	7,406sqm
Floor Area	2,300sqm

Tenancy Details	
Leased to four businesses returning \$195,144pa + GST and outgoings. Full tenancy details available on request.	

Sale Summary	
Great interest in this property, resulting in a pre-auction unconditional sale above vendors expectations	

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

**Sale price**  
\$2,650,000

**Yield**  
7.30%

**Purchaser Profile**  
Owner occupier SME

**Nick O'Styke**  
+64 27 696 9801  
nick.ostyke@bayleys.co.nz  
WHALAN AND PARTNERS LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Harry Peeters**  
+64 27 374 1194  
harry.peeters@bayleys.co.nz  
WHALAN AND PARTNERS LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/5513106](https://bayleys.co.nz/5513106)

COMMERCIAL OFFICE DEVELOPMENT  
UNIT LAND CBD TOTAL PROPERTY INVESTMENT  
SALES CAPITAL MARKET INDUSTRIAL RETAIL BUSINESS ASSET  
CORPORATE HIGH-RISE CONSTRUCTION  
WAREHOUSE  
LEASE  
FREEHOLD

