

# SALES SNAPSHOT

NOTABLE FEATURES OF THE MARKET INCLUDE ENCOURAGING NUMBERS OF MOTEL TRANSACTIONS PLUS BARE LAND SALES, PARTICULARLY OF INDUSTRIAL SITES, WHICH WILL FLOW THROUGH INTO DEVELOPMENT ACTIVITY. QUALITY INVESTMENT OFFERINGS ALSO CONTINUE TO SELL AT LOW YIELDS.

## AUCKLAND NORTH

**3 Silverdale Street, Silverdale:** 265sqm road-front commercial premises with rear access and car parking on a 602sqm site zoned Town Centre sold for \$1,450,000 at a 6.17% yield. Fully leased to four service and hospitality tenants, three of which have exercised their last right of renewal. *(Dylan Turner, Bayleys Orewa; Terry Kim, Bayleys North Shore)*

**Unit 9A, 15 Karepiro Drive, Stanmore Bay:** Modern 90sqm unit in busy commercial complex with 80 shared parking spaces sold vacant for \$425,000. *(Oscar Kuang, Bayleys Auckland; Michael Nees, Bayleys North Shore; Dylan Turner, Bayleys Orewa)*

**Unit C, 8 Piermark Drive, Albany:** 296sqm warehouse and office premises with dual entry in the North Harbour Industrial Estate sold vacant for \$1,035,000. Two levels of refurbished offices and 185sqm high-stud warehousing plus six car parks. *(Laurie Burt, Richard Moors, Bayleys North Shore)*

**Unit 8, 45 William Pickering Drive, Albany:** 357sqm two level commercial premises with 109sqm first floor consented for residential use sold vacant for \$1,320,000. Also 119sqm ground floor/showroom and 128sqm high-stud warehouse plus seven parking spaces. *(Laurie Burt, Nicky Joyce, Bayleys North Shore)*

**69 Pupuke Road, Hillcrest:** Underutilised 8,182sqm site with 256sqm five bedroom residential dwelling sold vacant for \$2,650,000. Resource consent for a subdivision of five residential lots plus a common access lot with protected bush vested to the Auckland Council as a reserve. *(Dylan Turner, Bayleys Orewa; Willi Bardohl, Bayleys Long Bay)*

**2 Rewiti Avenue, Takapuna:** Three-level, 32-unit Parklane Motor Inn with buildings totalling 2,106sqm including three bedroom manager’s accommodation and three conference rooms sold as a freehold going concern for \$11,500,000 during Level Four lockdown. Mixed Housing Urban zoned 3,116sqm site in three titles has redevelopment potential. *(Wayne Keene, Leanne Bate, Bayleys Auckland)*

## AUCKLAND CENTRAL

**59 Point Chevalier Road, Point Chevalier:** 505sqm ex-Point Chevalier Fire Station on a 711sqm Mixed Use corner site sold for \$3,000,000. Configured as a 27-bedroom student boarding house, including manager’s flat, with rear car parking accessed from Tui Street. *(Damien Bullick, Alan Haydock, Bayleys Auckland)*

**132 Halsey Street, Wynyard Quarter, Auckland CBD:** Five retail and hospitality units on the ground floor of a seven level, luxury apartment building on the corner with Madden Street, sold for \$6,160,000 at a 6.5% yield to a Singaporean investor. The units from 66 to 160sqm are leased on varying terms to food, beverage and real estate businesses. WALT of 8.9 years. *(Chris Beasleigh, Ryan Johnson, Bayleys Auckland)*

**Unit 11C, 17 Albert Street, Auckland CBD:** 171sqm corner office with residential conversion potential near the recently completed Commercial Bay development sold vacant for \$610,000. *(Phil Haydock, James Were, Ben Liang, Bayleys Auckland)*

**83-85 Karangahape Road, Auckland Central:** 186sqm mixed-use character premises on high profile 104sqm corner

site sold for \$1,350,000 at a 5.41% yield. Ground floor convenience store plus residential apartment above. Leased to one tenant since 2009, on a current five-year term to September 2024. *(Terry Kim, Bayleys North Shore; Damien Bullick, Bayleys Auckland)*

**81 Remuera Road, Remuera:** 567sqm Mixed Use zoned site with resource consent for a seven-level, 39-unit development sold for \$3,260,000 at a 2.86% yield. 261sqm two-level dwelling converted for healthcare use and eight car parks has three leases including a vendor leaseback. *(Damien Bullick, Alan Haydock, Bayleys Auckland)*

**96A Carlton Gore Road, Newmarket:** 387sqm commercial premises divided into two lettable spaces sold part-tenanted for \$2,202,000. 239sqm ground floor with rear roller door access plus nine parking spaces is vacant. Separately accessed 148sqm first-floor office plus six car parks is leased by an accounting firm for \$61,737 net pa. *(Cameron Melhuish, Ben Wallace, Bayleys Auckland)*

**Unit GA, 4 Kingdon Street, Newmarket:** 161sqm ground floor commercial unit previously used as a hospitality premises sold vacant for \$1,585,000. *(Quinn Ngo, Matt Lee, Owen Ding, Bayleys Auckland)*

**181 Great South Road, Greenlane:** 928sqm site zoned Terraced Housing and Apartment Buildings (THAB) in Double Grammar Zone (DGZ) with vacant 1930s, 155sqm four-bedroom home sold for \$3,000,000. *(Tony Chaudhary, Amy Weng, Bayleys South Auckland; James Were, James Chan, Bayleys Auckland)*

**32 Rossmay Terrace, Mt Eden:** Refurbished 355sqm two-level office/warehouse with dual roller door access and seven parking spaces on a 534sqm

Mixed Use zoned site sold vacant for \$2,050,000. An easement over a neighbouring property allows vehicle access. *(Alan Haydock, James Were, Damien Bullick, Bayleys Auckland)*

**Unit 51, 691 Manukau Road, Royal Oak:** 215sqm retail unit in the recently refurbished Royal Oak Shopping Mall sold for \$850,000 at an 8.24% yield. It is leased to café and restaurant Oak Eatery for three years to September 2021 plus 3x3yrRoR. *(Matt Lee, James Chan, Owen Ding, Bayleys Auckland)*

**6 Malvern Road, Onehunga:** 301sqm premises on a triangular 1,317sqm site in Light Industry zone sold for \$2,150,000 at a 6.65% yield. Four tenancies over five generic warehouse units are leased on varying terms with final expiry 2025. *(Owen Ding, James Chan, Greg Hall, Bayleys Auckland)*

**Unit 4, 180 Montgomerie Road, Mangere:** Modern 268sqm industrial unit in the gated Airport Oaks precinct sold for \$750,000 at a 5.73% yield. It comprises a 162sqm high-stud warehouse and 106sqm of offices over two levels plus three car parks. Leased to national electrical business Lineside Electrical for four years from July 2020 plus 1x3yrRoR. *(Gino Perano, Nick Bayley, Bayleys South Auckland)*

## AUCKLAND EAST/SOUTH

**Unit C, 179 Harris Street, East Tamaki:** 270sqm industrial unit sold vacant for \$1,120,000. 148sqm high-stud warehouse plus 61sqm of ground-floor showroom and 61sqm of first-floor offices. *(Mike Marinkovich, Ryan McColl, Amy Weng, Janak Darji, Tony Chaudhary, Bayleys South Auckland)*

**Unit 1, 20 Kerwyn Avenue, East Tamaki:** 765sqm industrial premises with seismic assessment of 100% of NBS on corner site with frontage to Andromeda Crescent sold for \$2,380,000 at a 5.40% yield. Leased to fencing hardware supplier Edgesmith for five years to February 2025 plus 2x3yrRoR. *(Nelson Raines, Tim Bull, Bayleys South Auckland)*

**1 Arranmore Drive, Flat Bush:** Recently built 491sqm convenience centre on 1,463sqm Neighbourhood Centre zoned site, with frontage to Flat Bush School Road plus drive-through access to Listack Drive, sold for \$3,750,000 at a 4.85% yield. Fully-leased to five tenants including a café, hair salon and real estate office on varying terms. Plans for two retail and first-floor office additions. *(Tony Chaudhary, Amy Weng, Janak Darji, Bayleys South Auckland)*

**25 Sutton Crescent, Papatoetoe:** 680sqm premises on an underutilised 830sqm site with 27m of road frontage sold vacant for \$1,300,000. The

Town Centre zone allows mixed-use development up to five levels. *(Tony Chaudhary, Janak Darji, Amy Weng, Bayleys South Auckland)*

**4 Holmes Road, Manurewa:** 365sqm industrial premises on an 822sqm site in Light Industry zone sold for \$826,000 at a 5.12% yield. The building has been split into two units, both leased to the Urban Light House Church which has exercised the first of two two-year rights of renewal on each. *(Jason Kong, Bayleys Hamilton; Piyush Kumar, Bayleys South Auckland)*

**Unit 13, 3 Tironui Station Road West, Takanini:** 120sqm two level live/work unit plus two car parks in the gated Tironui Business Park sold vacant for \$440,000. Ground floor office and warehousing with one-bedroom residential accommodation on the upper level. *(Piyush Kumar, Peter Migounoff, Bayleys South Auckand)*



**50 Queen Street, Waiuku:** 425sqm commercial premises on 570sqm Town Centre corner site sold for \$1,080,000 at a 7.48% yield. Leased to ANZ Bank for three years to March 2023 plus 4x3yrRoR, with fixed annual rent reviews of CPI plus 2%. *(Tony Chaudhary, Janak Darji, Shane Snijder, Bayleys South Auckland)*

## WAIKATO/BAY OF PLENTY

**77 Rotowaro Road, Huntly, Waikato:** Refurbished 2,193sqm ex-Solid Energy office complex, most recently utilised as an educational facility, sold vacant for \$1,900,000. Located on an underutilised 1.8ha site in business zone. *(Alex ten Hove, Mike Swanson, Bayleys Hamilton)*

**113 Rotowaro Road, Huntly, Waikato:** 2.2ha of bare land sold vacant for \$325,000 at \$14.8/sqm. Presently zoned Heavy Industrial but proposed residential rezoning under the new Waikato District Plan. *(Alex ten Hove, Mike Swanson, Bayleys Hamilton)*

**16 Wickham Street, Frankton, Hamilton:** Large 4ha industrial site near State Highway 1 and the Southern Links roading project sold to Stride Property Group for redevelopment for \$10,000,000.

*(Alex ten Hove, Mike Swanson, Bayleys Hamilton; James Hill, Bayleys South Auckland)*



**67 Norton Road, Frankton, Hamilton:** 200sqm residential office conversion with existing commercial use rights and seven parking spaces on a 665sqm site sold vacant for \$605,000. *(Rebecca Bruce, Jordan Metcalfe, Bayleys Hamilton)*

**76 Higgins Road, Frankton, Hamilton:** 257sqm industrial premises previously used by vehicle dismantling business sold vacant for \$886,956. The 1,504sqm site in General Residential zone is on two titles and has existing industrial use rights. *(Rebecca Bruce, Jordan Metcalfe, Bayleys Hamilton)*

**79 Tasman Road, Burbush, Hamilton:** 2,344sqm industrial site with 141sqm three-bedroom home and existing residential use rights sold vacant for \$980,000 at \$418/sqm. It is positioned next to the planned Rotokauri ‘park and ride’ and opposite The Base retail centre *(Rebecca Bruce, Jordan Metcalfe, Bayleys Hamilton)*

**Unit 7, 145 Ingram Road, Rukuhia:** 207sqm industrial unit with three car parks at rear of a new gated development next to Hamilton Airport sold vacant for \$502,000. *(Rebecca, Bruce, Jordan Metcalfe, Willem Brown, Bayleys Hamilton)*

**32 Lorne Street, Morrinsville:** 330sqm warehousing/office premises built in 2015 sold for \$640,000 at a 4.73% yield. Fully-fenced 716sqm site has secure yard and dual access via service lane. Leased to international dairy genetics business Semex to 2024 plus 2x3yrRoR. *(Josh Smith, Bayleys Hamilton)*

**73 Duke Street, Cambridge:** 681sqm medical/retail complex on a 979sqm corner site with 10 rear car parks sold for \$2,550,000 at a 5.41% yield. Nine medical/retail tenants with three leases which commenced in December 2019. *(Willem Brown, Bayleys Hamilton; Brendon Bradley, Bayleys Tauranga)*

**22B Empire Street, Cambridge:** 39sqm boutique commercial unit previously utilised as hair salon with modern interior fit-out sold vacant for \$345,000. *(Willem Brown, Bayleys Hamilton)*





**44 Marshall Road, Katikati:** Modern 1,785sqm industrial premises with potential to split into three tenancies on a 5,467sqm site sold for \$2,280,000 at a 6.57% yield. Warehousing, office and amenities occupied by steel manufacturer Stainless Down Under New Zealand on a lease which expired April 2020. (Brendon Bradley, Ryan Bradley, Bayleys Tauranga)

**140 Fraser Street, Tauranga South:** 110sqm residential office conversion with one-third share of a 1,011sqm site sold vacant with existing commercial use rights for \$550,000. (Ryan Bradley, Brendon Bradley, Bayleys Tauranga)

**12 Whiore Avenue, Tauriko, Tauranga:** 542sqm near-new industrial premises on 1,510sqm in the Tauriko Business Estate sold for \$1,777,000 at a 4.5% yield. Warehousing, showroom, offices and amenities over two levels plus a 7sqm canopy and fully-fenced concrete yard. New five-year lease to kitchen/bathroom designer and manufacturer Kitchen & Interior Co. (Mark Walton, Myles Addington, Bayleys Tauranga)

**428 Matakokiri Drive, Tauriko, Tauranga:** 1,137sqm bare industrial land site in the 200ha multi-use Tauriko Business Estate sold for \$556,000 at \$489/sqm. (Lloyd Davidson, Bayleys Tauranga)

CENTRAL NORTH ISLAND

**114 Lake Terrace, Taupo Central:** 11-unit Executive Motel plus manager’s apartment with buildings totalling 430sqm and seismic assessment of 67% of NBS sold for \$1,890,000 at a 5.67% yield during Level Four lockdown. The 1,012sqm site is zoned High Density Residential. The lease was extended to 2036 and rental increased to \$117,000 net pa in April. (Wayne Keene, Bayleys Auckland; Brent Hannah, Bayleys Napier)

**216 Lake Terrace, Waipahihi, Taupo:** 24-unit Karaka Tree Motel on 2,555sqm site with a thermal bore in residential zone sold for \$2,800,000 at a 7.65% yield. Buildings totalling 1,088sqm also include three-bedroom manager’s accommodation plus conference facilities.

21-year lease to January 2027. (Leanne Bate, Wayne Keene, Bayleys Auckland)

**Lot 7, 745 Anzac Memorial Drive, Wharewaka, Taupo:** 5,900sqm of bare industrial land bordering the Taupo Airport sold for \$1,175,000 at \$199/sqm. It has resource consent for a 47-unit storage shed complex. (Gary Harwood, Linda Christensen, Bayleys Taupo)

**9 Mclean Street, Waitara, Taranaki:** 1,160sqm Masonic Hotel sold as a freehold going concern for \$659,000. Built in 1882, refurbished in the 1950s and again in 2014, the hotel comprises 1,528sqm land in three titles including a vacant building on Warre Street which is a now closed bottle store. One-bedroom manager’s flat, 18 gaming machines, kitchen, dining and on/off license liquor capability. (Darryl Taylor, Iain Taylor, Alan Johnston, Bayleys Taranaki)

**26 Peel Street, Gisborne:** 1,268sqm ex-Te Rau Press Building on a 1,012sqm site zoned Inner Commercial sold vacant for \$1,000,000. It comprises 513sqm of ground floor retail/showroom and rear offices, 399sqm warehouse and mezzanine plus 356sqm first floor including a 74sqm verandah. (Mike Florance, Karen Raureti, Bayleys Gisborne)

**199 Dickens Street, Napier Central:** 160sqm commercial premises on a 171sqm site zoned Inner City Commercial sold for \$400,000 at a 6.95% yield. Breathe Hawke’s Bay have been in occupation since 2013 and have recently signed a new two-year lease to July 2022 with 3x2yrRoR. (Mark Evans, Kerry Geange, Bayleys Napier)

**Lot 2, 5-7 Waitangi Road, Awatoto, Napier:** 4,055sqm of bare industrial land with extensive street frontage sold for \$608,250 at \$150/sqm. (Rollo Vavasour, Jake Smith, Daniel Moffitt, Bayleys Havelock North)

**Lot 3, 22 Irongate East Road, Hastings:** 5,710sqm corner site in a new industrial subdivision sold for \$800,000 at \$140/sqm. (Daniel Moffitt, Jake Smith, Sam McDonald, Bayleys Havelock North)

**209 Nelson Street South, Hastings:** 545sqm bare commercially zoned land on corner, presently used for car parking, sold for \$280,000 at \$513/sqm. (Rollo Vavasour, Bayleys Havelock North)

LOWER NORTH ISLAND

**10 Ballinger Place, Carterton:** 347sqm standalone premises on a 1,216sqm commercially zoned site utilised as a food processing site for more than 30 years sold vacant for \$260,000. Positioned in an emerging mixed-use neighbourhood set to benefit from increased residential and commercial development. (Lindsay Watts, Bayleys Wairarapa)

**9 Rimu Street, Otaki:** The Aotaki Commercial Estate comprising two industrial buildings totalling 3,659sqm on an 8,520sqm site in Industrial Services zone sold for \$2,400,000 at a 9.05% yield. Modern, high-stud warehouse and office has frontage to Aotaki Street and a single-level warehouse complex has dual access from Titoki Street. Leased to 12 tenants on varying terms. (Paul Adams, Stephen Lange, Bayleys Wellington)



**23 Te Tupe Road, Paraparaumu:** 1,532sqm bare land sold for \$360,000 at \$235/sqm. The site is located in the proposed new Outer Business zone. (Stephen Lange, Bayleys Wellington)

**3 Cobham Court, Porirua:** 850sqm standalone two-level commercial premises plus four car parks on a 460sqm site zoned City Centre sold part-tenanted for \$790,000. The ground floor is leased monthly to BNZ Bank returning approximately \$70,000 net pa with vacant first floor. (Jon Pottinger, Bayleys Wellington)

**Lots 11, 12 and 16, 410 Eastern Hutt Road, Silverstream, Upper Hutt:** Three industrial sections sized from 631 to 1,882sqm in the new Silverstream Business Park sold at land values of \$475 to \$525/sqm. Sites in the new development are designed as storage yards and building platforms for occupiers such as Hirepool, Elgas and Wellington Electricity. (Fraser Press, Ethan Hourigan, Bayleys Wellington)

**41-49 Stokes Valley Road, Stokes Valley, Upper Hutt:** 330sqm retail block on a 1,006sqm site zoned Suburban Commercial with 380sqm of vacant land at the rear sold for \$620,000 at a 6.98% yield. Four equally-sized tenancies of 82sqm include a dairy and barbers' shop. (Paul Cudby, Bhakti Mistry, Bayleys Wellington)

**6 Raroa Road, Hutt Central, Lower Hutt:** 481sqm two-level commercial premises plus 10 parking spaces on a 589sqm site in Central Commercial zone sold vacant for \$1,235,000. The building has a seismic assessment of 70% of NBS and its flexible configuration could accommodate multiple tenants. The outgoing tenant paid \$125,000 net pa. (Andrew Smith, Mark Sherlock, Bayleys Wellington)

**733 High Street, Boulcott, Lower Hutt:** Two commercial units plus a two-bedroom house totalling 266sqm on a 726sqm site zoned Suburban Commercial sold part-tenanted for \$860,000. 74sqm unit is leased to Burger Wisconsin for three years to September 2023 plus 1x3yrRoR and 78sqm Pepe’s Pizza for three years to November 2022 plus 2x3yrRoR. Returning a combined income of \$33,127 net pa. 114sqm rear dwelling is vacant. (Paul Cudby, Andrew Smith, Bayleys Wellington)

**352 Jackson Street, Petone, Lower Hutt:** 267sqm mixed-use premises on a 156sqm site on corner with Tory Street, sold for \$980,000. Ground floor commercial is leased to Domino’s Pizza for five years to August 2024 plus 1x5yrRoR returning \$38,976 net pa. Three-bedroom apartment above is vacant. (Paul Cudby, Mark Walker, Bayleys Wellington)



**278 Willis Street, Te Aro, Wellington:** 208sqm heritage listed premises previously operating as hospitality venue The Bresolin sold vacant for \$1,550,000. The two-level building was relocated to its current 324sqm site in Central zone to make way for the Karo Drive SH1 interchange. It was completely refurbished in 2014 with a seismic assessment of 100% of NBS. (James Higgle, Mark Walker, Jim Wana, Bayleys Wellington)

**Unit V, 177 Rongotai Road, Rongotai, Wellington:** 250sqm industrial warehouse plus mezzanine office and two parking spaces sold during Level Four lockdown for \$705,000 at a 4.3% yield. Leased to joinery business for three years to September 2022 plus 1x3yrRoR. (Baha Mabruk, Bayleys Wellington)

**60-66 Kingsford Smith Street, Rongotai, Wellington:** 2,857sqm refurbished industrial premises with seismic assessment of 70% of NBS sold for \$1,400,000. The 4,446sqm site in Business One zone is leasehold in perpetuity for 21 years to 2023. It is fully leased to 10 tenants returning \$366,118 net pa on varying terms. The majority of the site is occupied by craft brewery ParrotDog

Brewing for six years to October 2022 plus 2x6yrRoR. (Baha Mabruk, Fraser Press, Bayleys Wellington)

**204 The Parade, Island Bay, Wellington:** Two adjoining character 1920s buildings totalling 510sqm with a seismic assessment of 34% of NBS on a 549sqm Centre zoned site sold for \$1,700,000. Eight tenancies including two commercial and six residential partly occupied returning \$115,399 net pa. (Baha Mabruk, Bayleys Wellington)

SOUTH ISLAND

**Lot 3, IZone Business Park, Rolleston, Canterbury:** 4,472sqm bare industrial site sold for \$750,000 at \$167/sqm. Located in the IZone Business Park; a 188ha commercial subdivision for industrial and logistics. (Nick O’Styke, Stewart White, Alex White, Bayleys Christchurch)

**Lots 1-5 and 14, 151 Hoskyns Road, Rolleston, Canterbury:** Six new sites totalling 4.42ha in Tawhiri; a new Ngāi Tahu Property development adjoining the IZone Business Park sold together for \$7,290,690 at \$165/sqm. The purchaser plans to build warehousing as a long-term investment. (Nick O’Styke, Harry Peeters, Campbell Taylor, Sam Stone, Bayleys Christchurch)

**282 Blenheim Road, Upper Riccarton, Christchurch:** 850sqm Blenheim Road Motor Lodge on 4,215sqm residentially-zoned site sold as a freehold going concern for \$1,700,000. 17 units, five-bedroom manager’s accommodation, conference facilities and large central car park. Redevelopment potential. (Jeremy Speight, Tracy Chen, Bayleys Christchurch)

**Unit 20, 295 Blenheim Road, Upper Riccarton, Christchurch:** Modern 1,219sqm three-level office building plus 12 car parks sold for \$4,100,000. It is part-tenanted by ground floor retail and a lawyer’s office on the first floor. Top level is vacant. (Stewart White, Alex White, Bayleys Christchurch)

**126 and 130 Hereford Street, Christchurch Central:** 305sqm rectangular land parcel in two titles with dual frontage to Colombo Street sold vacant for \$1,753,750 including GST at \$5,750/sqm. (Jeremy Speight, Bayleys Christchurch)

**Unit 5, 314 Tuam Street, Christchurch Central:** Architecturally-designed 179sqm ground floor retail unit with a seismic assessment of 100% of NBS and three parking spaces sold vacant for \$500,000. (Brian Cresswell, Bayleys Christchurch)

**95 Byron Street and 100 Brisbane Street, Sydenham, Christchurch:** Industrial buildings totalling 1,050sqm on 6,033sqm site in two titles on the corner with Waltham Road zoned General Industrial sold for \$3,500,000 at a 7.38% yield. Leased to two tenants; Rockgas

until 2025 with 1x5yrRoR and Slade Engineering which has exercised the first of 3x5yrRoR. (Terry Connolly, Murray Madgwick, Bayleys Christchurch)

**Unit 5, 235 Waltham Road, Sydenham, Christchurch:** 340sqm industrial unit with seismic assessment of 81% of NBS sold to an owner-occupier for \$565,000. 210sqm warehouse, 130sqm office/showroom plus six parking spaces. (Benji Andrews, Bayleys Christchurch)

**29 Stanmore Road, Phillipstown, Christchurch:** 482sqm industrial warehouse/office plus mezzanine on 589sqm with parking for five vehicles sold vacant for \$537,000. Seismic assessment of 60% of NBS. (Benji Andrews, Terry Connolly, Bayleys Christchurch)

**41 Epsom Road, Sockburn, Christchurch:** Vacant office/warehouse and separate three-bedroom home totalling 461sqm on an 814sqm site sold for \$560,000. (Terry Connolly, Sam Stone, Bayleys Christchurch)

**236 Main Road South, Hornby, Christchurch:** 1,544sqm multi-zoned industrial premises sold part-leased for \$1,230,000. Medium-stud warehouse, offices and seven car parks are leased to three auto-business tenants returning \$85,058 net pa. 418sqm of warehousing and 450sqm adjacent yard are vacant. (Nick O’Styke, Harry Peeters, Bayleys Christchurch)

**41 Depot Street, Hornby, Christchurch:** 4,485sqm bare industrial land sold for \$1,121,250 at \$250/sqm. (Nick O’Styke, Harry Peeters, Bayleys Christchurch)

**51 Edmonton Road, Hornby, Christchurch:** 857sqm industrial premises with seismic assessment of 67% of NBS on a 1,477sqm site sold vacant for \$1,150,000. 773sqm warehouse, 45sqm ground floor office and 38sqm first floor/mezzanine plus 13 parking spaces and secure yard. (Benji Andrews, Blair Young, Mitchell Wallace, Bayleys Christchurch)

**150 Larnach Road, Waverley, Dunedin:** The land and buildings of automotive technician business K.G McLeod sold for \$772,000. 410sqm of buildings on a 1,538sqm site include workshop, office and forecourt. The business sold for \$328,000. (Muir Gold, Bayleys Dunedin)

