



14 Vernon Street Papakura

Versatile on Vernon ? Split Risk Investment

Vendor says present all offers!

A solid, versatile 625m² building constructed in the 1960s on a level, rectangular 1502m² (mol) freehold site. The building comprises of generous office space, large workshop areas with multiple roller door access points complimented with secure front and rear yards.

Newly signed dual tenancies give the versatility of diverse risk investment generating \$96,000 + GST + opex total net rental per annum.

Mixed Use Zoning allows flexibility for a range of uses - residential, industrial and commercial. A building height potential of 16m gives the property scope for future growth.

Papakura District's population is estimated to be growing at three times the

Area: 626m²

FOR SALE

Price By Negotiation

VIEW

ljhooker.co.nz/60ZHFY

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rate of New Zealand with the Auckland Unitary Plan providing for greater growth.

- Split Risk - Dual Tenancy
- Freehold Title 1502m2 (mol)
- Family/ Affordable investment range
- Fully fenced yard space
- Multiple roller door access points
- Mixed Use Zoning

PLEASE NOTE: Specified floor and land area sizes have been obtained from sources such as Property Smart, Auckland Council (LIM) or Title documents. They have not been measured by the Salesperson or LJ Hooker - Realty 2000 Limited. We recommend you seek your own independent legal advice if these sizes are material to your purchasing decision.

More About this Property

PROPERTY ID	60ZHFY
PROPERTY TYPE	Commercial
GROSS AREA	1,502 m ²
SALE PRICE	Price By Negotiation
NET LET. AREA	626 m ²

Licensed Real Estate Agents (REAA2008)

LJ Hooker Pukekohe - Realty 2000 Ltd

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14 VERNON STREET, PAPAURA

