



## 10 Wear Street Oamaru

### PROFILE, POSITION AND DEVELOPMENT POTENTIAL

Seldom do large, high profile and well located commercial development opportunities such as this come available for purchase. The property is located in a prime Business 1A zone with visitor accommodation a permitted use and much needed in Oamaru. Road frontage on three sides, one which is on one of the main arterial routes and very close to the CBD. The site has good vehicle access, parking and yard areas. The 1120m<sup>2</sup> approx building is capable of multiple tenancies with a strong new long term lease in place with a Government tenant, leaving a remaining 300m<sup>2</sup> of corporate office space still available to let. There is a combined land area of 3763m<sup>2</sup> of which there is still 1850m<sup>2</sup> of vacant land remaining for development, making this ideal for land

Area: 1120m<sup>2</sup>

FOR SALE

Sold

VIEW

[ljhooker.co.nz/FTYGF3](http://ljhooker.co.nz/FTYGF3)

CONTACT

Stephen Robertson 0274 731 112

LJ HOOKER OAMARU

(03) 434 9014

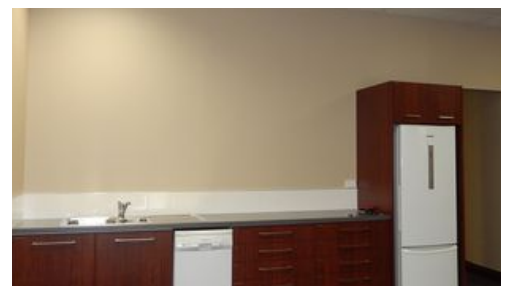
banking or development opportunity. (Subject to council consents). Call today to view. \$2,950,000 + GST (if any)

Contact Stephen Robertson on 0274 731 112 or a/h 03 437 1377

## More About this Property

<b>PROPERTY ID</b>	FTYGF3
<b>PROPERTY TYPE</b>	Commercial
<b>GROSS AREA</b>	3,762 m <sup>2</sup>
<b>SALE PRICE</b>	Sold
<b>NET LET. AREA</b>	1,120 m <sup>2</sup>

Licensed Real Estate Agents (REAA2008)



### LJ Hooker Oamaru - Robertson Real Estate Limited

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