



14 Wolter Crescent Cromwell

High Profile Industrial Site/Commercial Building

Opportunity has arrived to now own a magnificent multipurpose Industrial/commercial site & building in the booming industrial hub of Central Cromwell.

The land size offers a fully fenced 2001m² with a purpose built 2 story 415m² storage/ garaging/commercial shed.

Currently the resource consent is in place for upstairs as workers accommodation for a portion of the year. Specified requirements are stated in the consent.

Downstairs there is currently an allocated area with tenants and there is the

Area: 2001m²

FOR SALE

Sold

VIEW

cromwell.ljhooker.co.nz/4YQH8G

CONTACT

Camille Ainsley

LJ HOOKER CROMWELL

(03) 445 1261

option to take on a lease with the existing business who are very motivated to do so. This can be tailored terms to a new lease suitable for new vendor and existing business. If a tenant is not required this will be sold as vacant possession.

Ground floor offers 370m2 with the second level at 70m2. Upstairs has two rooms, separate shower, toilet with another toilet downstairs in the shed. The lower level also has a large office space with a small storage room as part of it.

Parking and storage abilities are of a great capacity as per drone shots showing the front yard area holding vehicles. The back of the shed also has a good width for containers or storage of choice.

Security has been gated on this site with local security services monitoring 7 days per week. All main doors have registered keys along with front gate.

Vendor instructions are, to be "SOLD". Viewings by appointment only, please contact the selling licensee Camille Ainsley to receive the information pack and view the property.

Enquiries Over \$980,000 + GST if any

More About this Property

PROPERTY ID	4YQH8G
PROPERTY TYPE	Industrial
SITE AREA	2,001 m ²
SALE PRICE	Sold
BUILDING AREA	415 m ²

Licensed Real Estate Agents (REAA2008)

LJ Hooker Cromwell - MK Real Estate

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DISCLAIMER

The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

