

Education Facility Investment for Sale Wiri Auckland ^{Ad ID: 104754}

Location: **15 Earl Richardson Avenue
Wiri
Auckland**
Asking: **\$8,200,000**
Type: **Land-Sale / Offices-Sale**
Area (m²): **3293.00**



**Land/Development - Price
Slashed - Buy Before Christmas!**

Commercial Property for Sale Description

Education Facility Investment for Sale Wiri
Auckland 15 Earl Richardson Avenue

- Long established NZQA accredited education facility
- Returning net rent of \$350,000 p.a.
- Brand new 8 year lease with RORs and built in rental growth
- Freehold land area of approx. 2,730sqm
- Beautifully presented building with modern spacious fit-out over two levels totaling approx. 3,293sqm
- 28 on site car parks
- Versatile building could be converted back in the future to a warehouse/distribution centre
- Zoned light industry for future alternative uses
- Situated in the heart of sought after Wiri business district
- Vendor instructs sell now as he moves on to other projects

Few investment opportunities like this come to the market, this property has it all. Situated in the heart of Wiri's bustling business district and surrounded by national and international branded businesses this is a stand out building with a government backed quality tenant. This long established tenant has been in operation since 2001 but has occupied this building since 2013 after the building was converted and the floor plate extended on the upper level to accommodate additional class rooms to meet market demand. On offer is and is offering a brand new eight year lease with rights of renewal right through to 2045 to secure the schools future. The lease also includes good rental growth for the new owner. The tenant, Future Skills is a leading Category 1 education and training provider registered and accredited with NZQA. This Wiri campus is one of three Auckland campuses providing courses in healthcare, childhood education, building, construction, welding, other trades, employment and much more.

Vendor instructs - sell now!

Contact:
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