

Commercial Building for Sale Alexandra Otago



Character and charm in Alexandra. Nestled in the heart of Alexandra's CBD, this exceptional property seamlessly combines comfort and functionality, making it an ideal choice for both residential living and a professional practice.

The former Alexandra Post Office, its central location and immaculately presented interior offer a unique opportunity for discerning buyers and investors seeking a versatile space that captures the essence of modern living while retaining its historic appeal.

Positioned in one of Central Otago's most vibrant and fast-growing communities, Alexandra is renowned for its sunny climate, strong sense of community, and thriving local economy. With the ever-popular Central Otago Rail Trail, boutique wineries, and outdoor recreation right on your doorstep, this location continues to attract both lifestyle buyers and business owners looking to establish themselves in a premium regional hub.

As you step into the enclosed entry foyer, you are greeted by an open plan seating area, perfect for receiving guests or clients. The thoughtfully designed layout includes three main treatment rooms, offering flexibility for a variety of professional services or personal needs. The raised tiled area also provides a distinguished space for clients, complemented by a private waiting area that enhances the overall experience. Convenience is key with an onsite laundry and a small kitchenette, ideal for day-to-day living or client refreshments. For those in need of added security or privacy, a dedicated safe room is included, alongside a small office area that allows for efficient workflow or administration tasks.

Importantly, the ground floor is currently home to Definitive Face & Body a professional skin and beauty salon, a well-established business with an outstanding 18-year track record. The tenant is keen to remain in place and provides immediate income security, with a current lease in place through to 2029. This creates a compelling investment proposition, offering both stability and long-term confidence for purchasers.

Ascending to the upper level, the studio area expands your living space with an open-plan kitchen and dining area, complete with a heat pump and a built-in gas fireplace, ensuring comfort throughout the seasons. The master bedroom offers a private retreat featuring an ensuite bathroom that boasts a stunning free-standing bath and a beautifully tiled wet floor shower. A second double bedroom with a wardrobe adds to the accommodation options, while a separate bathroom with a shower, toilet, and vanity provides functionality for family or guests. This property has been particularly popular with BnB guests, making it a lucrative home and income or short-term accommodation opportunity.

The exterior of the property showcases a character building that has been meticulously maintained, enhancing its appeal to a wide range of buyers - from medical practitioners and wellness providers to professionals seeking to live and work on site. With one off-street parking space, accessibility is never a concern, adding to the property's overall convenience. Situated in the vibrant downtown area of Alexandra, you'll find yourself surrounded by a plethora of retail shops, cafes, and essential services, all within easy walking distance.

Location: **1/31 Tarbert Street**
Alexandra
Otago

Asking: **Sale by Deadline**

Type: **Retail-Sale**

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nzcommercial.co.nz/132275



This unique property is not just a home; it represents a lifestyle choice and a smart investment, with multiple income streams and future potential. Opportunities like this in such a tightly held CBD location are rarely available.

Don't miss your chance to explore this extraordinary residence, where historical charm meets modern functionality. Schedule a viewing today and envision the endless possibilities that await at 31 Tarbert Street. Your dream property is just a visit away.