

16 BEACH ROAD, NORTH NEW BRIGHTON, CHRISTCHURCH



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Fully Tenanted

Great location opposite Broad Park and Waimairi Beach, at North New Brighton

This fully-tenanted investment offers stability and risk mitigation as it comprises a key commercial tenant, plus five residential tenancies.

Property Features:

- 'The Beach Cafe & Wine Bar' - a popular beachfront cafe
- Four, one-bedroom ensuite units with common area including lounge and kitchen - great for students or young professionals
- A one-bedroom fully self-contained unit
- Chattels include blinds, curtains and fixed floor coverings
- Total floor area of approximately 556m²
- Two fee simple titles comprising an area of approximately 1,508m²
- Engineering Seismic Assessment of 95% NBS

Tenancy Income:

- Commercial Tenancy - \$46,000/annum incl. GST + OPEX

20% Trade : **NZ\$1,120,000 (Cash) | NZ\$280,000**

\$1,400,000

Contact Craig Richards for further enquiries: 021 042 1197



bartercard