

3/100 EMERSON STREET, NAPIER,



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## 100m<sup>2</sup> Prime Office space in the

Good signage. Amazing location directly above Just Jeans and opposite Barkers Mens clothing. Emerson Street is a paved pedestrian street with one way slow vehicle traffic. A bustling and vibrant part of the city leading from the seaside pier right through to Clive Square.

Swipe card entry for after hours, stairwell access and lift. Large windows looking over Emerson Street, carpet is usable but tired, would respond to new flooring or polishing the concrete under the carpet.

Shared toilets and kitchen area.

If you are interested in leasing the property, please click [here](#) to view the listing.

### Rental Information

Rental appraisal \$180pa m/2 + GST + Outgoings

### Additional Information

Existing income of approx \$1,000pa is generated from Spark cell tower on the roof.

20% Trade : **NZ\$180,000 (Cash) | NZ\$45,000 (Trade)**

**\$225,000**

Contact Andrew Farrow for further enquiries: 027 5765576



bartercard