



## Commercial Property Prime Investment North Shore

19/270 Oteha Valley Road, Albany, Auckland

- Premium location with shop front car parking
- 193.6sqm premises plus 31.2sqm shared loading zone
- Long term lease agreement with current tenant

Situated in a well-developed commercial area of Albany, neighbouring Mitre 10, Westfield Albany Shopping Centre, and several other major retail operators, this property is currently occupied by a food manufacturing business with an on-site retail shop.

The business was recently sold to a new owner without the property, prompting the vendor to list the property separately. A long-term lease agreement is in place with the current tenant, running until 2034.

This property is currently returning \$78,000pa +OPEX + GST.

**Asking Price: \$1,300,000 in accordance with official valuation, this offer includes the property only, with no business included.**

**Price** \$1,300,000

**Ref** 3646

### Agent Details

Igor Ivanov – 021 189 2882

### Office Details

Barker Business Brokerage  
0064 9 448 1285



Interested & would like to know more? Visit Barker Business Brokerage, search reference #3646, and submit your Confidentiality Agreement. Once Igor receives your expression of interest he will be in touch regarding further information about this opportunity.

Source of information – Supplied by the Business Owner.

Licensed REAA 2008. Copyright Barker Business Brokerage Ltd  
2024