



## 10 Park Street Masterton

### INVESTMENT CURRENTLY YEILDING 7%

Situated only metres from our beautiful QE2 Park and similar distance to Masterton's CBD, this 1960's, 280m<sup>2</sup> building has housed successful Law practices for its entire life.

The current Tenant has a lease until September 2022 but will look to relocate for a purchaser who has an alternative business use for the site - current rental is \$49,000 pa plus gst and outgoings - allowing ample time to secure a new tenant.

The building is in good condition, being modernised both exterior and internally, with attractive timber paneling, spacious reception area, good standard of chattels (including 5 heat pumps) the building offers a comfortable standard of accomodation.

Area: 280m<sup>2</sup>

#### FOR SALE

\$695,000

#### VIEW

[masterton.ljhooker.co.nz/V04GES](https://masterton.ljhooker.co.nz/V04GES)

#### CONTACT

David McHattie 021 447 041

Ben Moorcock 0274 768 283

#### LJ HOOKER MASTERTON

(06) 378 8666

Carparking on-site with non-metered parking at road front.

For an info pack or to view please call David McHattie or Ben Moorcock.

## More About this Property

<b>PROPERTY ID</b>	V04GES
<b>PROPERTY TYPE</b>	Commercial
<b>GROSS AREA</b>	341 m <sup>2</sup>
<b>SALE PRICE</b>	\$695,000
<b>NET LET. AREA</b>	280 m <sup>2</sup>

Licensed Real Estate Agents (REAA2008)



## LJ Hooker Masterton - McHattie Realty Ltd MREINZ

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