

238 SONGER ST,
STOKE, NELSON, **NELSON / TASMAN**



FOR SALE

PRIME STOKE LOCATION

4  | 2  | 1 

2025 is the year to stop paying a lease on someone else's property and allow your business to take control of your future.

Ideally suited for an owner occupier, this fully renovated character villa currently houses the professional offices of a mortgage and insurance brokerage. Located in the heart of Stoke, the location is perfect for those wanting a high profile frontage with a classic feel.

There is no need to complete a long and expensive fitout of a new space, it's all been done for you! The original features of the property compliment the extensive renovation, with double glazing throughout, commercial carpets, multiple heat pumps for heating and cooling of each of the four spacious offices and a central living/meeting/reception area.

A low maintenance outdoors with plenty of parking to the front and Kwilla decking to the rear creating an enjoyable and practical working environment. The separate garaging provides excellent storage options or even a further working space.

The resource consent in place for the property would allow for a similar type of business to continue operating, provided that it continues to meet the conditions of the consent- those being; carparking requirements, hours of operation, number of staff on site; and it did not

Ben Cooper | 0212557751 | ben@changerealestate.co.nz | www.atrealty.co.nz

@realty Limited Licensed REA 2008

238 SONGER ST,
STOKE, NELSON, **NELSON / TASMAN**

PRICE: Enquiries Over \$790,000

OPEN FOR INSPECTION: N/A



FLOOR PLAN ON SITE

238 Songer St

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.