



# FOR SALE

## DUAL-INCOME OPPORTUNITY CENTRAL HELENSVILLE

Sale price will be INCLUSIVE of GST (if any)

Situated on bustling Commercial Road, this versatile freehold property offers a dual-income opportunity in a high-profile location.

Ground Floor: 112m<sup>2</sup> (approx) of street-front retail, currently leased to a great tenant  
Upper Floor: 79m<sup>2</sup> (approx) one-bedroom residential unit, separately tenanted with private access.

Total Floor Area: 191m<sup>2</sup> (approx.)  
Zoning: Business - Town Centre Zone  
Income: \$46,400 per annum + opex  
Has a Earthquake ISA report available

This is the perfect hands-off investment with immediate income from day one. Whether you're expanding your portfolio or securing your first commercial buy, 56 Commercial Rd offers security, location, and long-term growth potential.

Don't miss this chance to secure a proven performer in one of Helensville's most visible locations.

0 BED | 0 BATH | 0 CAR

PRICE:  
Asking price \$695,000

OPEN FOR INSPECTION:  
N/A



**Kayla Andrt**  
**0210236418**  
kayla.andrt@universalre.co.nz  
www.universalre.co.nz