



## 9/57 Willis Street Wellington Central

### Potential Return well in excess of 9%

Well located by Wellington Library and Civic Centre, in an area that will surely benefit from their redevelopment, this well presented office floor of 704m<sup>2</sup>, with four basement carparks, provides a good sized investment for parties where location is key.

The building enjoys frontages to both Willis Street and Victoria Street, with a good retail area in the lower retail podium, and easy access to parking off Victoria Street.

Currently split into three tenancies providing a nett income of over \$152,000 per annum plus GST. With varying lease expiries, there is also opportunity for future occupation by an owner-occupier.

Ownership of the floor is by way of Company Shares, with the building on Freehold Title.

### Enquiries Over \$1,400,000

**Type** : Offices  
**Sold Date** : Tuesday, 3rd August 2021  
**Building Size** : 704 m<sup>2</sup>

**Carl Hastings**

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