



174 Mokoia Road, Birkenhead



## Calling Residential Apartment Developers and Commercial Investors!

Multi level residential/commercial development opportunity c/w established block of 8 retail businesses returning \$591,628 net per annum

174 Mokoia Rd, Birkenhead is ready for the next owner to take over and develop something special. Up to 4 levels of residential / commercial are allowable above ground under the intensive unitary plan with 1.5 levels of underground car parks (subject to consent).

The site is positioned in the centre of the Chatswood Business - Local Centre Zone. It's neighbours are New World, BP, 162 Chatswood Business Park and is located at the top of a ridge on Mokoia Rd, with magnificent sea views to the Waitemata Harbour. The total site area is 3896m<sup>2</sup> with a rear development area of 1096m<sup>2</sup>.

📏 3,896 m<sup>2</sup>

**Price** Price on Application  
**Property Type** Commercial  
**Property ID** 579  
**Land Area** 3,896 m<sup>2</sup>

**Agent Details**  
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**Office Details**  
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A thriving mix of national and local businesses keep the site busy all day including:

- Jetts Gym
- Domino's Pizza
- Liquid Laundromats
- Bottle O
- Best Sushi
- Manna Café
- Head Hair Design

With the market on the move up in 2024 the time to act is now! CV \$11.5m

#### Features

- Immediate income while you plan your new development
- Residential and Commercial potential
- Amazing views to the Waitemata Harbour
- Rare land site opportunity
- Very busy high profile site
- Returning \$591,628 + GST pa net (approx)
- Established retail tenants
- 70% Seismic Rating
- 3,896 sqm total land area
- Local Centre zoning

Nik Butler

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