



2881 State Highway 1, Lichfield

Live, work & invest on State Highway 1, Lichfield

An iconic landmark in the South Waikato, this well-known and established Sheepskin Store presents an exciting opportunity to secure a highly visible commercial property with the added bonus of an attached family home.

Positioned on a generous section with excellent frontage to State Highway 1, this versatile property offers endless possibilities. Whether you're looking to establish your own retail business, relocate an existing venture, invest, or create the ultimate live-and-work lifestyle, this property is ready for its next chapter.

The commercial premises are complemented by a spacious three-bedroom, two-bathroom home, providing flexibility for owner-occupiers, staff accommodation, or an additional income stream.

The Sheepskin Store business is currently operating, and buyers have the flexibility to purchase the building only or discuss purchasing both the building and the business, providing an outstanding opportunity for those looking to continue a well-recognised local enterprise.

Property Features:

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

FOR SALE
\$675,000 + GST (if any)

BUILDING AREA
340sqm

AGENTS

Stacey McMillan
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stacey.mcmillan@ljhooker.co.nz

AGENCY

LJ Hooker Putaruru
(07) 883 8810
Putaruru Real Estate Limited



- Iconic commercial retail building with an established, operating Sheepskin Store
- Attached three-bedroom, two-bathroom home
- Large section with plenty of potential
- Outstanding exposure to passing traffic on State Highway 1
- Minutes from Putaruru and Tokoroa
- Opportunity to purchase the building only or discuss purchasing the business as well
- Endless opportunities to renovate, develop or create something uniquely your own

Please note: The advertised price is for the building only. If you're interested in purchasing the business as well, please get in touch with Stacey to discuss the opportunity further.

To help buyers visualise the property's potential, some images have been digitally decluttered and virtually staged to show how the spaces could look with or without furniture and personal items. These images are intended to showcase the possibilities while remaining true to the property's layout.

The vendors are highly motivated and ready to move on, creating an excellent opportunity for buyers looking to secure a versatile property with genuine potential. Properties offering this level of flexibility and exposure are seldom available. Whether you're an investor, entrepreneur, or someone looking for a property with room to make your own mark, this is an opportunity not to be missed.

Viewings are by appointment or during advertised open homes.

For more information about the property, the business opportunity, or to arrange a viewing, contact Stacey today.

MORE DETAILS

Property ID	5D4GFK
Property Type	Retail
Building Area	340 m2
Land Area	1220 m2

Licensed Real Estate Agents (REAA2008)

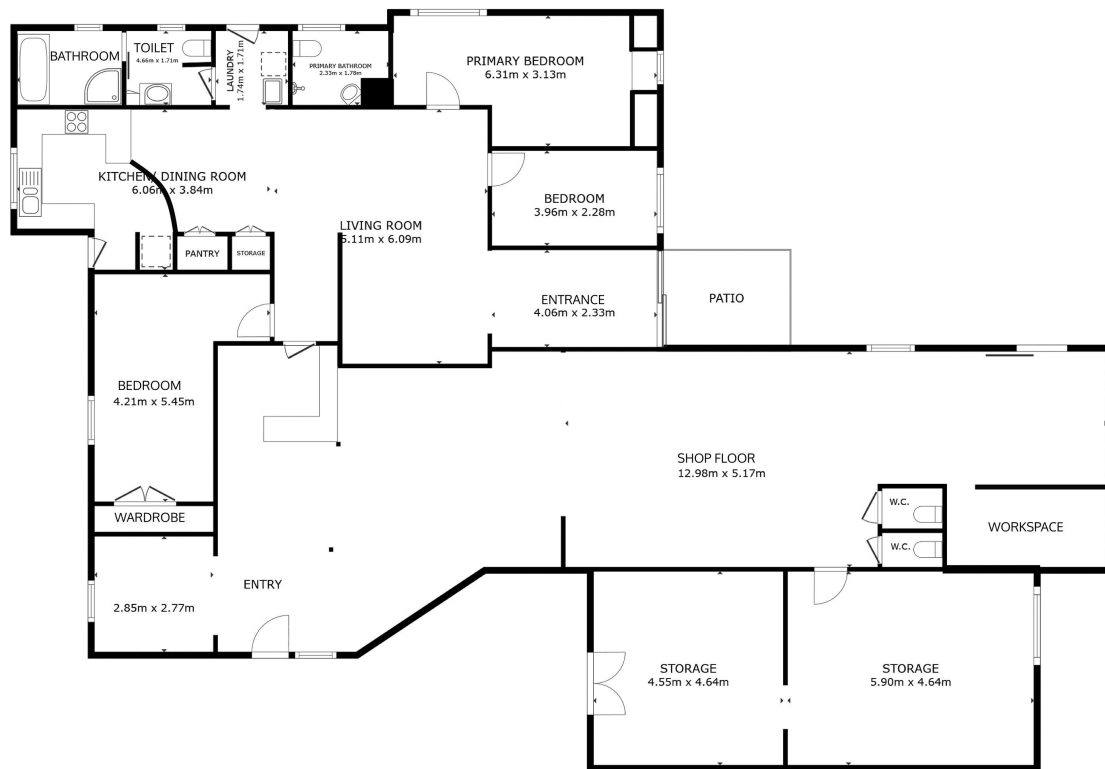
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 305.6 m²
EXCLUDED AREAS : PATIO 6.9 m²
TOTAL : 305.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

