



58 Marguerita Street, Rotorua

Lease for Sale - Four Income Streams

Location: Fenton Park, Rotorua
Net Income: \$111,979 per annum.
Tenancy: 100% Leased

A rare opportunity to secure a fully leased commercial investment offering four established business tenancies under one title. This property delivers diversified income, strong cashflow, and long-term investment security.

Key Investment Highlights

- Four separate business tenancies
- Multiple income streams reducing vacancy risk
- Established tenants with proven trading history
- Staggered lease terms providing rental growth upside
- Well-maintained building with minimal capital expenditure required
- Strategic location with strong surrounding commercial activity

The Tenancies

Each unit is occupied by an operating business, providing a balanced mix of uses and a resilient rental profile. Lease details and income breakdown available upon request.

FOR SALE
By Negotiation

BUILDING AREA
225sqm

AGENTS

Manish Khetarpal
0274 052 941
manish.khetarpal@ljhooker.co.nz

AGENCY

LJ Hooker Cambridge
(07) 827 7188
Tree Town Real Estate Limited

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



The Investment

This is an ideal acquisition for investors seeking:

- Reliable passive income
- A diversified commercial portfolio addition
- Long-term capital growth
- Hands-off ownership with leases in place

Opportunities to purchase fully leased properties with multiple businesses are tightly held and highly sought after.

Contact Manish Khetarpal today at 0274052941 or email manish.khetarpal@ljhooker.co.nz for further information, financials, or to arrange a private inspection.

MORE DETAILS

Property ID	V95GDJ
Property Type	Retail
Building Area	225 m2
Land Area	4869 m2

Licensed Real Estate Agents (REAA2008)

Manish Khetarpal 0274 052 941

Residential, Lifestyle & Commercial Sales |
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