



5 Orwell Street, Oamaru

## VERSATILE INDUSTRIAL SITE

Positioned in a popular industrial location, this versatile property presents an outstanding opportunity for owner-operators, investors, or those looking to establish a specialised workspace.

Previously set up as a butchery and smallgoods factory, the building with a new roof is well-equipped with existing chiller and freezer infrastructure, offering a ready-made solution for food-related businesses or those requiring temperature-controlled environments.

Spanning approximately 140m<sup>2</sup> of floor area on a generous 502m<sup>2</sup> site, the layout includes a mix of processing areas, workspace, and front office/retail space, providing flexibility for a range of uses.

The property also benefits from a separate freestanding building, ideal for additional storage or workshop use, complemented by a functional yard with easy access.

With its practical configuration, established services, and sought-after location, this is a rare opportunity to secure an industrial property with genuine scope to add value or hit the ground running.

The freestanding building is leased on a periodic basis, with a tenant who would like to remain.

### FOR SALE

Buyer Enquiry Over \$369,000 + GST (if any)

### BUILDING AREA

140sqm

### AGENTS

Stephen Robertson  
0274 731 112  
stephenr@ljohnamaru.co.nz

### AGENCY

LJ Hooker Oamaru  
(03) 434 9014  
Robertson 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.



Option to Lease the premises for \$29,000 + GST + Outgoings

Buyer Enquiry Over \$369,000 + GST (if any)

Contact Stephen Robertson on 0274 731 112

### **MORE DETAILS**

Property ID                   WCDGF3  
Property Type                Industrial/Warehouse  
Building Area                140 m2  
Land Area                    502 m2  
**Licensed Real Estate Agents (REAA2008)**

**Stephen Robertson 0274 731 112**

Principal / Property Consultant | [stephenr@ljhoamaru.co.nz](mailto:stephenr@ljhoamaru.co.nz)

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