



219 Tamahere Drive, Tamahere

1 1 0

## A Rare Lifestyle Commercial Opportunity

Business growth creates opportunity! The current owners' business has grown to a level that requires larger premises. Now is the time to act!

Set in the heart of Tamahere, 219 Tamahere Drive presents an exceptional opportunity to secure a rural lifestyle section with genuine commercial credentials. Properties of this calibre and flexibility in such a prestigious location are seldom available.

Positioned just minutes from the Waikato Expressway, the future Hamilton Southern Links interchange, and near the proposed new racecourse site, this location has proven pivotal to the outstanding growth and success of the current owners. Having now outgrown the site, they offer this property to the market, creating a unique opportunity for the next owner to capitalise on its potential.

At the core of the property is a substantial high-stud commercial building, well designed for functionality and scale. Featuring three roller doors, a mezzanine smoko room, and additional storage, the building easily accommodates a wide range of industrial or trade-based activities. With resource consent in place to undertake an

**FOR SALE**  
By Negotiation

**VIEW**  
By Appointment

### AGENTS

David Best  
0212237835  
david@ljh.nz

Shayne O'Hagan  
021 975 932  
shayne@ljh.nz

### AGENCY

LJ Hooker Ngaruawahia  
(07) 824 8601  
Twin Rivers Real Estate Limited

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.

LJ Hooker

industrial activity, the groundwork is already done-allowing you to focus on growth rather than compliance.

The generous site offers further upside, with room to construct a dwelling or add a second workshop (with approval), making this an ideal option for owner-operators seeking to combine business and lifestyle, or investors looking for a versatile landholding in a tightly held area.

Adaptable, strategic, and future-focused, 219 Tamahere Drive will appeal to a broad range of buyers-from trades, logistics, and light industrial users to those seeking a land-bank opportunity in one of the Waikato's most desirable growth corridors.

Opportunities like this are rare. Secure your position and be part of Tamahere's continued evolution.

Please contact the listing agents for viewings and a comprehensive property information pack.

David Best - Ph 021-223 7835 or Shayne O'Hagan - Ph 021-975 932

LJ Hooker Ngaruawahia | Twin Rivers Real Estate Agency Ltd

## MORE DETAILS

Property ID                    7RYHFH  
Property Type                Lifestyle  
House Size                    250 m2  
Land Area                    2814 m2  
**Licensed Real Estate Agents (REAA2008)**

### David Best 0212237835

Licensed Salesperson | david@ljh.nz

### Shayne O'Hagan 021 975 932

Compliance Officer / Business owner | shayne@ljh.nz

### LJ Hooker Ngaruawahia (07) 824 8601

Twin Rivers Real Estate Limited

22 Galileo Street, NGARUAWAHIA NZ 3720  
ngaruawahia.ljhooker.co.nz | info@ljh.nz

