



Information memorandum

Timaru Central, Timaru
14-16 Butler Street

Prepared by Whalan and Partners Limited, Bayleys
October 2025



IN ASSOCIATION WITH
 **Knight
Frank**



Boundary lines are indicative only



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The opportunity

Whalan and Partners Limited, Bayleys, as Sole Agent, is pleased to offer 14-16 Butler Street, Timaru to the market for sale "As is, where is" with no vendor warranties by way of asking price, \$1,700,000 + GST (if any).

Commercial passive investment or owner/occupier opportunity - The choice is yours.

This exceptional property presents a rare opportunity for astute investors and occupiers to secure a substantial commercial holding in one of Timaru's most desirable and high-performing locations.

Comprising multiple titles with valuable dual street frontage, the site currently generates reliable returns from six established tenants. With strong leasing demand and significant potential for future growth or redevelopment, this asset is ideally positioned for long-term capital appreciation.

Situated in a well-established commercial precinct on the fringe of Timaru's CBD, the property offers compelling value for those looking to:

- Acquire a high-performing asset
- Expand their business footprint
- Unlock value through strategic redevelopment or enhancement

A rare chance to invest in a prime location with existing income and future upside. Don't miss this opportunity to secure a standout commercial asset in the heart of Timaru.

Shona Brown

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WHALAN AND PARTNERS LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/5527974



Executive summary

The process



Method of sale

Asking price \$1,700,000 + GST (if any)



Offers can be received by:

Hand delivery at Bayleys Canterbury, 3 Deans Avenue, Addington

or

Email:

commercial.support@bayleyscanterbury.co.nz



Property address

14-16 Butler Street, Timaru Central Timaru



Land area

2,612sqm (more or less)



Floor area

1,150sqm (approximately)



Legal description and record of title

Lot 4 Deposited Plan 2854 and Lot 1
Deposited Plan 27939 & Lot 5 Deposited
Plan 2854



Records of titles

CB18B/50 & CB20A/961



Zoning

Commercial 1B



Occupancy

C&A Vaughan Family Trust
Du Velle Properties Limited
Active Electrical Supplies Limited
Leigh Lawless
New Zealand Family Planning Association
Incorporated
Safer Mid Canterbury



Rental return

\$71,728.00 per annum plus GST and OPEX



As is where is



Viewings

By appointment only.
Unaccompanied entry onto site is
prohibited

Investment highlights

01 Opportunity

For sale with immediate cash return, multiple leases across the entire property.

02 Property

A substantial commercial landholding comprising two titles, featuring a versatile office and warehouse building with extensive sealed car parking and yard space, ideal for a wide range of business uses.

03 Profile

Located on an elevated site, offering businesses excellent visibility and presence.

04 Site coverage

Low site coverage and excellent on-site parking.

05 Dual street frontage

The property benefits from excellent ingress and egress via Butler and Bank Streets, enabling efficient drive-through access.

06 Location

Highly desirable fringe CBD location with excellent road connectivity and access to key commercial routes.





Boundary lines are indicative only



The property

Prime industrial opportunity in the heart of the CBD

Positioned between Butler and Bank Streets, the site comprises a generous 2,612sqm (approx.) landholding across two freehold titles, featuring existing building improvements that offer immediate operational functionality and flexibility for future redevelopment or reconfiguration.

Key features include:

- Dual street frontage to both Butler and Bank Streets
- Driveway access from both streets, enhancing accessibility and site usability
- A versatile building layout including partitioned offices, a large kitchenette, staff café, meeting rooms, and significant warehouse capacity
- Ample on-site car parking and a large, secure sealed yard
- Excellent drive-through capability via both street frontages

Currently leased, the property delivers an immediate return on investment, making it particularly attractive to investors seeking strong holding income with future upside.

This is an ideal opportunity for investors, owner-occupiers, or developers looking to capitalise on the site's prime positioning, income potential, and long-term redevelopment prospects. The combination of holding income, strategic location, and redevelopment flexibility creates a compelling investment profile in the heart of Timaru.

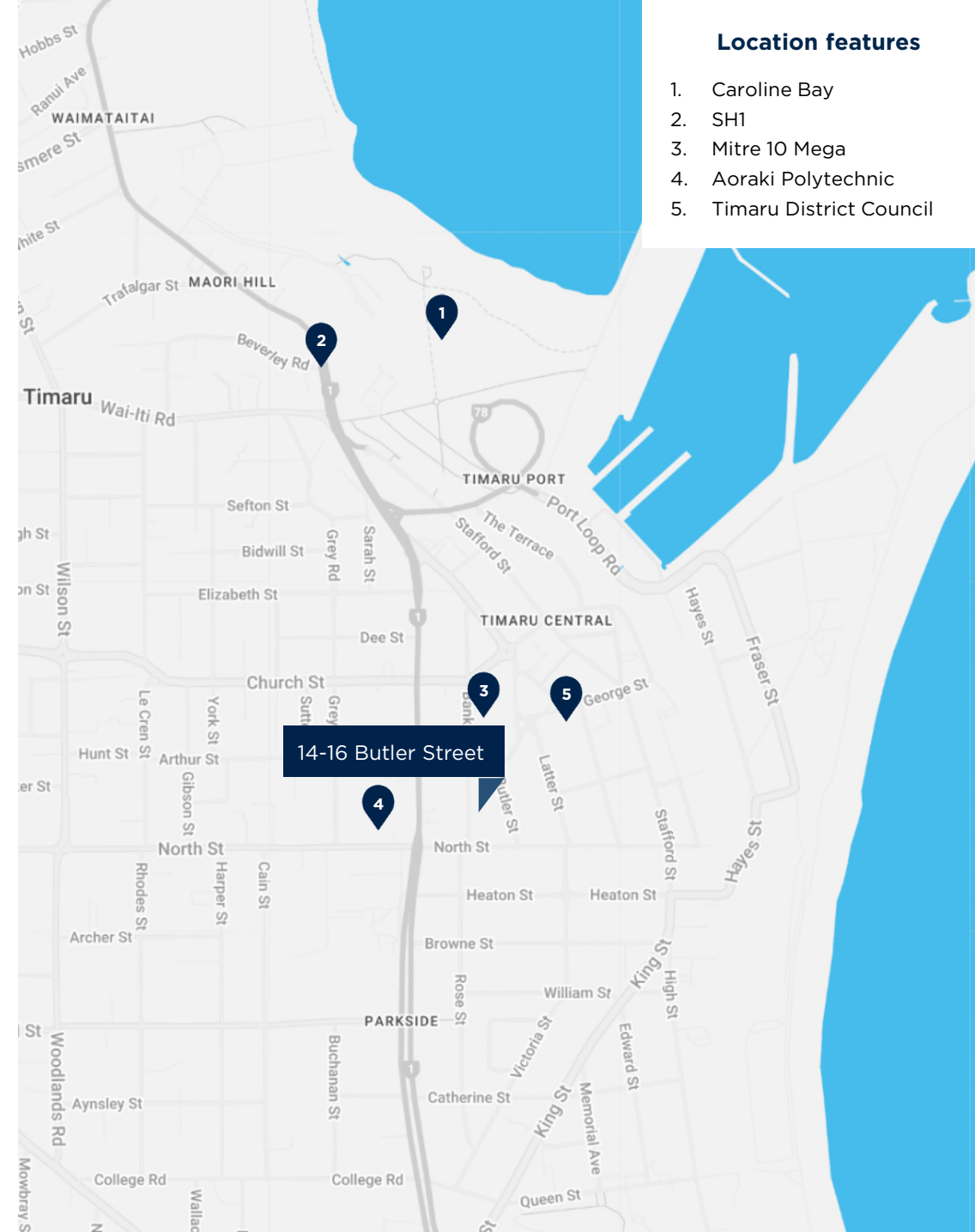
The location

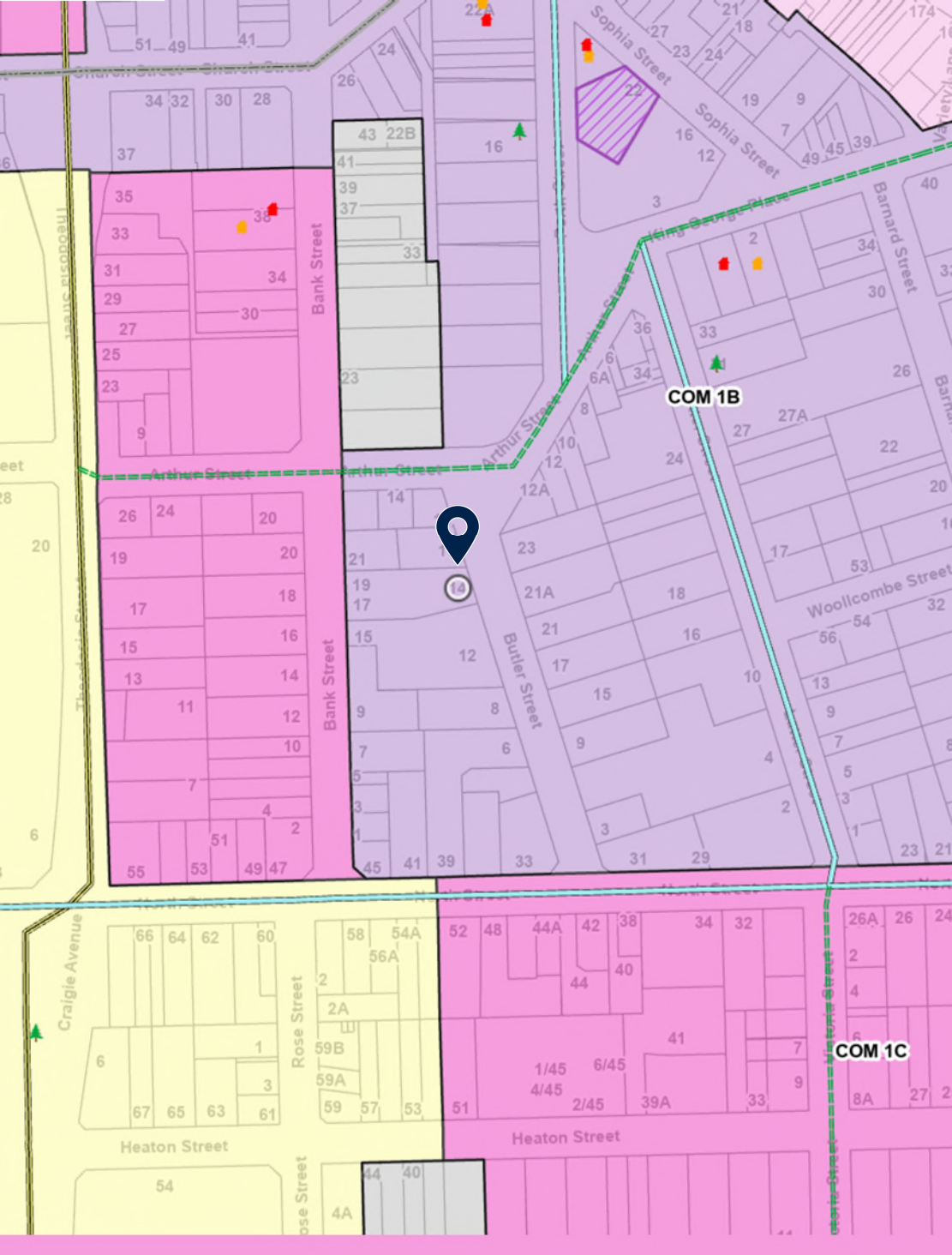
14-16 Butler Street occupies an elevated site with commanding views over the surrounding properties, located within a mixed-use zone on the fringe of Timaru's core CBD.

This area supports a diverse range of business activities, including retail, office, service, and supply operations, as well as essential services that benefit from generous space and convenient vehicle access for both customers and goods delivery.

Butler and Bank Streets provide excellent connectivity via key arterial routes—North Street and Church Street, which are vital links between Timaru's vibrant central retail precinct and the wider city.

Notable large-scale occupiers in the immediate area include Aoraki Polytechnic, Mitre 10 Mega and Timaru District Council, further reinforcing the strategic importance and commercial appeal of this location.





Legal description and zoning

Records of title	CB18B/50 & CB20A/961
Legal description	Lot 4 Deposited Plan 2854 and Lot 1 Deposited Plan 27939 & Lot 5 Deposited Plan 2854
Tenure	Fee Simple
Rating valuation	14 Butler Street: Land value \$1,255,000 Improvements \$495,000 Capital value \$1,750,000
	16 Butler Street: Land value \$170,000 Improvements \$5,000 Capital value \$175,000
Local authority	Timaru District Council
Zoning	Commercial 1B

Zoning

Commercial 1B includes the balance of the historical central business area adjoining the Commercial 1A Zone of the Inner City where an equivalent range of commercial activities should be encouraged with a moderate standard of amenity and less emphasis on high quality pedestrian integration.



Boundary lines are indicative only

Method of Sale

14-16 Butler Street, Timaru is being offered for sale "As is, where is" with no vendor warranties by way of asking price, \$1,700,000 + GST (if any).

To assist purchasers with their assessment of the offering, an online diligence data room is available. propertyfiles.co.nz/property/920470003

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact me.



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WHALAN AND PARTNERS LIMITED, BAYLEYS
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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. This does not form part of a contract or have any bearing on the contents of a contract for this property.



Appendices



Appendices

- Records of Title
- Disclaimer



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier CB18B/50

Land Registration District **Canterbury**

Date Issued 18 November 1977

Prior References

CB272/157 CB9K/719

Estate	Fee Simple
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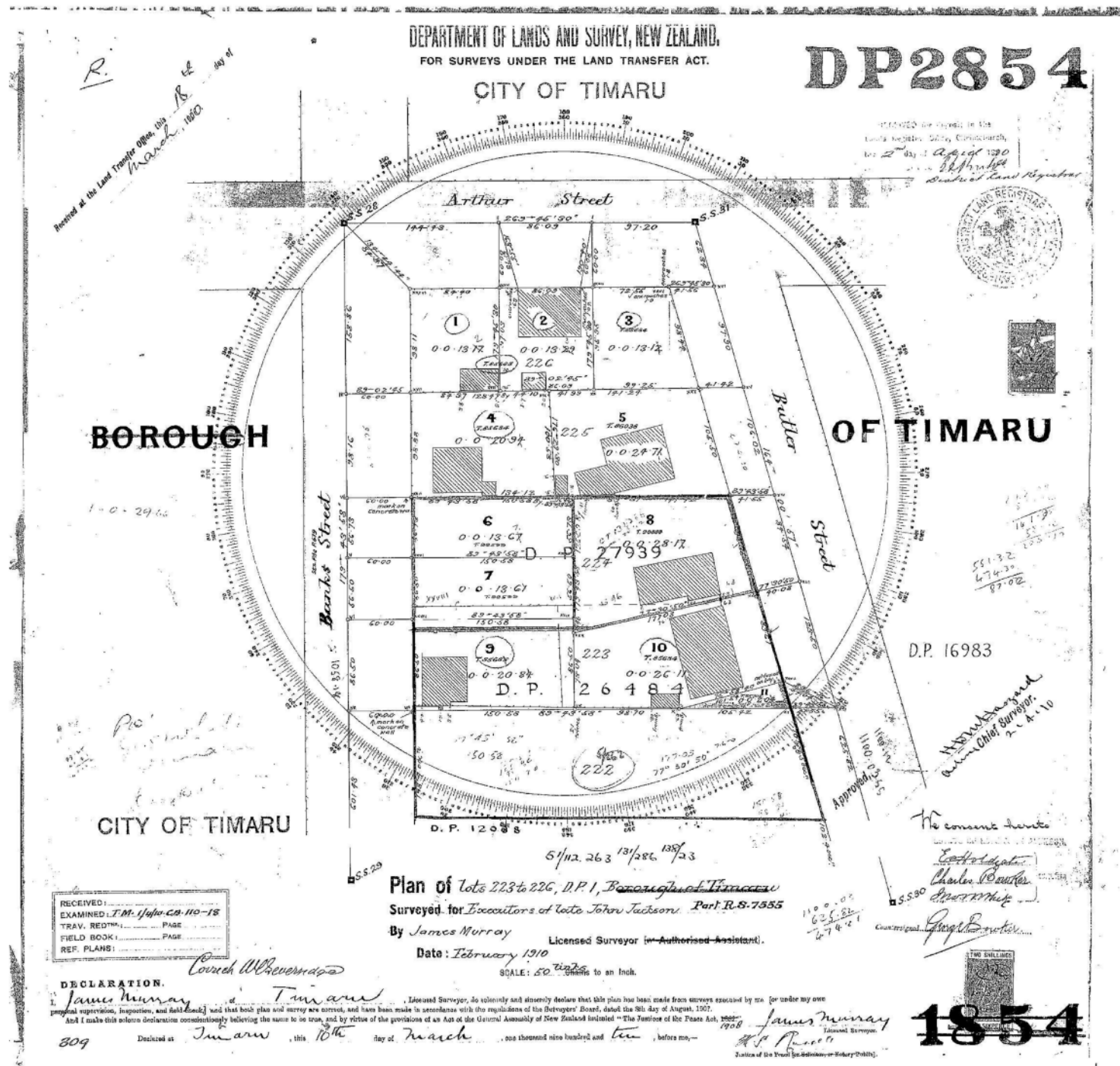
Area 1988 square metres more or less

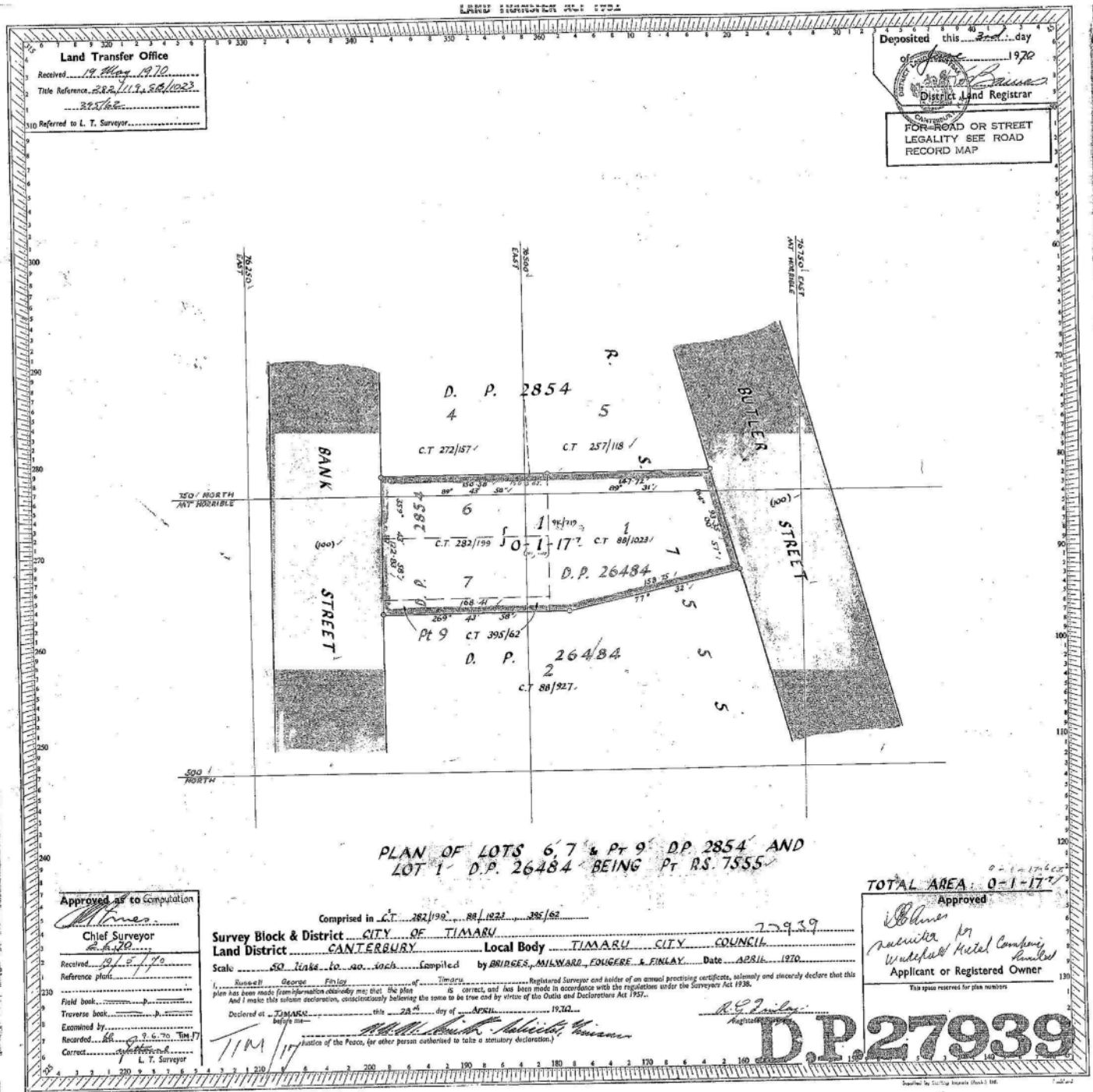
Legal Description	Lot 4 Deposited Plan 2854 and Lot 1 Deposited Plan 27939

Registered Owners

Timaru District Council

Interests







RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

Identifier CB20A/961

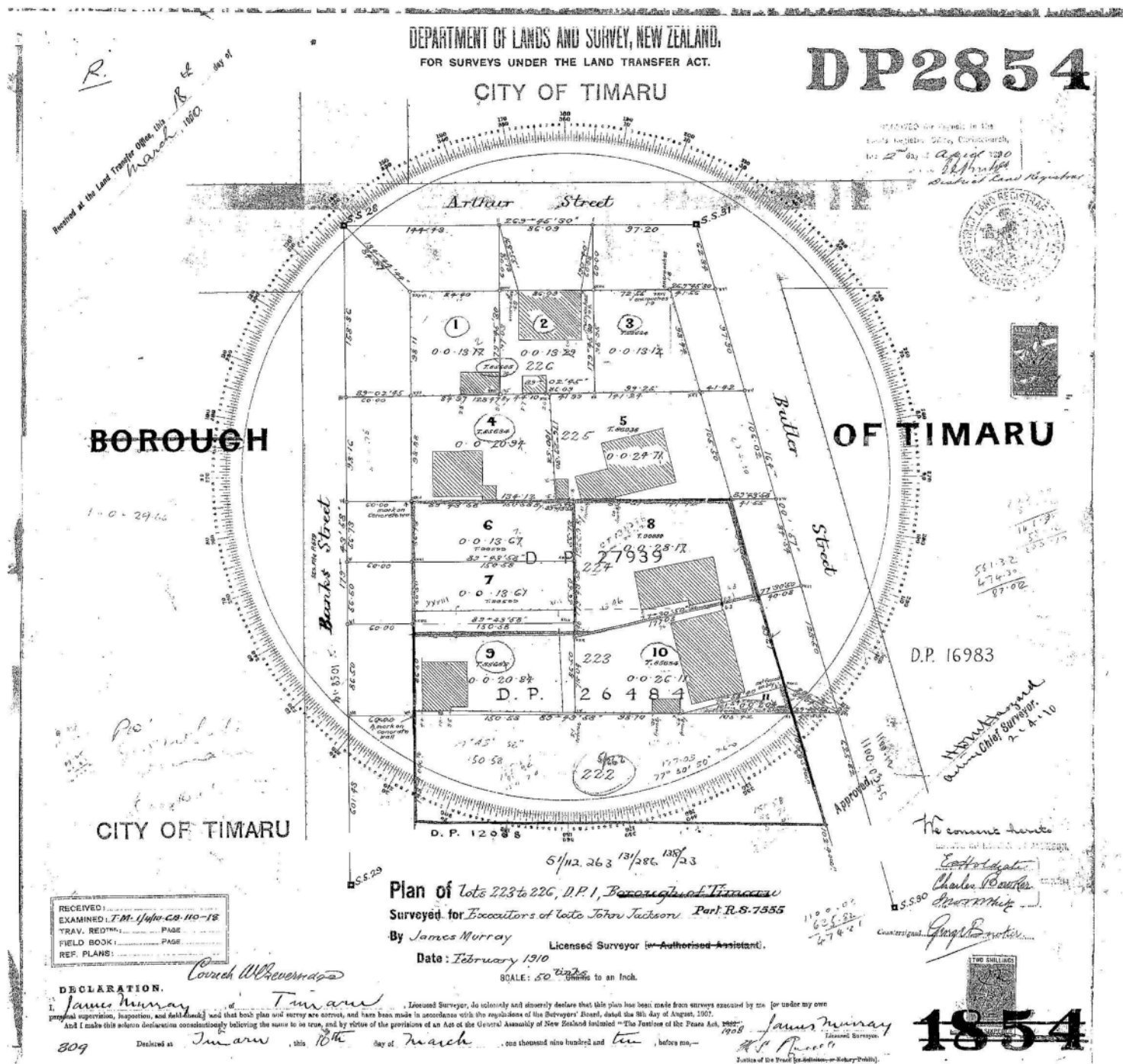
Land Registration District Canterbury

Date Issued 09 July 1979

Prior References
CB257/118

Estate	Fee Simple
Area	624 square metres more or less
Legal Description	Lot 5 Deposited Plan 2854
Registered Owners	
Timaru District Council	

Interests



Disclaimer

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GST disclaimer

Whalan and Partners Limited, Bayleys advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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