



Information memorandum

Ohau, Horowhenua
3 Muhunoa East Road

Prepared by Capital Commercial (2013) Limited
Total Property 5 - August 2025



Boundary lines are indicative only



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The opportunity

Capital Commercial (2013) Limited is pleased to offer 3 Muhunua East Road, Ohau for sale by way of Price by Negotiation.

Unlock the versatility of this unique live-and-work investment, perfectly positioned on a prominent corner of State Highway 1 with excellent exposure and access.

Comprising two residential apartments and a mix of commercial tenancies, including a hospitality/ café space with a fully equipped commercial kitchen. This freehold property delivers a balanced and reliable income stream across both residential and commercial uses. Whether you're an investor seeking a diversified return or an owner-occupier wanting to live onsite while running a business, this property provides flexible options with strong upside potential.

Set on a generous 2,390sqm site with 457sqm of improvements, it offers future opportunity through rental growth, reconfiguration, or owner occupation of the commercial element.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.



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Executive summary

The property



Property address

3 Muhunoa East Road, Ohau



Legal description & record of title

Section 7-8 Survey Office Plan 436002
545352



Floor area

457sqm



Land area

2,390sqm



Potential net income

\$73,964pa + GST



Occupancy

Fully Leased



Tenants

Multiple Tenants including Summerset, Hair Salon,
and two residential tenants



Zoning

Rural (1A)

The sale process



Method of sale

Price by Negotiation

Key highlights

- Multi-tenancy mixed-use investment
- Spilt Income across commercial and residential tenancies
- Potential net Income of \$73,964
- Corner Site on State Highway 1
- Character building – well maintained
- Full size commercial kitchen
- Large uniform landholding
- Live and work opportunity for owner occupiers





The property

Positioned on State Highway 1 in the heart of Ōhau, just 6km from Levin and 17km from Ōtaki, 3 Muhunoa East Road offers a versatile mixed-use complex with multiple income streams and future upside.

The property features a primary hospitality tenancy with a fully equipped commercial kitchen and dining area, providing immediate operational capability for a café, restaurant, or takeaway business. Supporting this are two additional retail/commercial tenancies, ideal for local services or destination retail, benefiting from strong exposure to passing traffic on the main arterial route.

Adding to the versatility of the site are two residential apartments, offering supplementary income or live/work options for an owner-occupier. The apartments are well presented, providing tidy and comfortable accommodation separated from the commercial operations.

The site is well laid out for customer parking, deliveries, and future development, with a land area that allows for potential expansion or reconfiguration to suit your investment goals. Ōhau is a growing lifestyle community with easy access to Levin, Palmerston North, and Wellington. The upcoming Ōtaki to Levin expressway will improve connectivity while reducing congestion, enhancing the future value and accessibility of this location.

Property attributes

Floor area	457sqm
Land area	2,390sqm
Age	1960s with recent refurbishment
Number of tenancies	4

The location

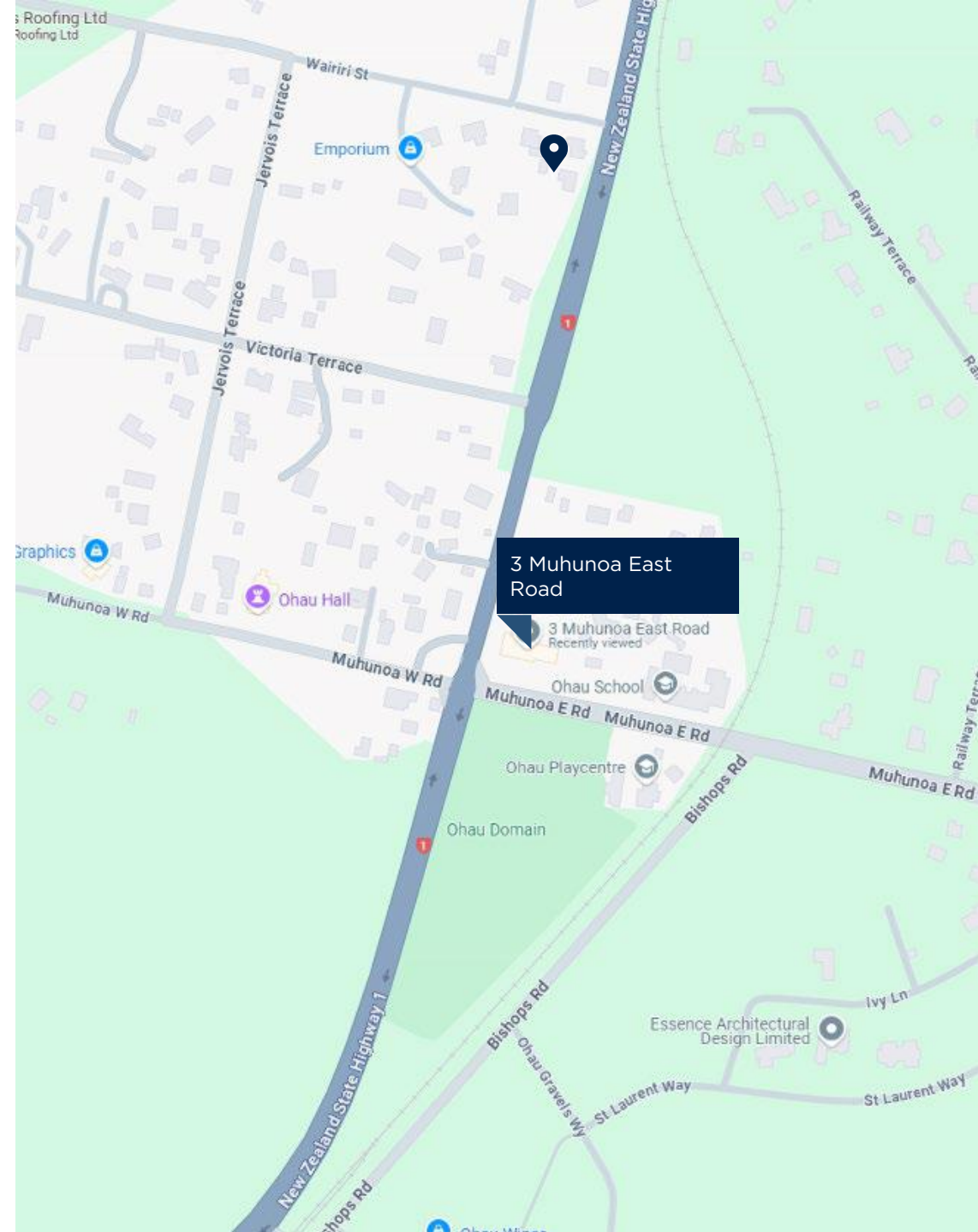
Situated just off State Highway 1, 3 Muhunua East Road, Ōhau, enjoys a highly accessible location in the heart of the Horowhenua District.

The property is approximately 6km south of Levin, providing a quick 5–7 minute drive to the town's commercial hub, retail amenities, and rail services. To the south, Ōtaki is around 17km (15 minutes) away, offering additional shopping, schooling, and community facilities.

Ōhau itself is a small, semi-rural settlement known for its lifestyle properties, horticulture, and a strong community feel, while still being well-connected for commuters heading to Palmerston North, Levin, or the Wellington region.

Positioned on State Highway 1, the property benefits from excellent exposure and ease of access for transport and logistics. The current and future roading environment is an important consideration, with the Ōtaki to Levin Expressway project set to significantly improve traffic flow, safety, and connectivity along this corridor. Once completed, this project is expected to reduce travel times between Wellington, Ōtaki, and Levin while diverting heavy traffic away from local roads, enhancing the appeal of properties in Ōhau for both residential and commercial users.

With its combination of rural outlook, proximity to Levin and Ōtaki, and positioning on the main State Highway 1 corridor, 3 Muhunua East Road offers a strategic location that will continue to benefit from growth and infrastructure improvements in the wider Horowhenua region.



Legal description and zoning

Legal description	Section 7-8 Survey Office Plan 436002 545352	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	2,390sqm	
Rating valuation	Land value	\$380,000
	Value of Improvements	\$370,000
	Capital value	\$750,000
Local authority	Horowhenua District Council	
Zoning	Rural (1A)	

Zoning

The Rural 1A Zone in the Horowhenua District is designed to accommodate rural lifestyle development while retaining the rural character and productive potential of the land. It typically applies to areas on the fringes of urban settlements, providing for low-density rural residential living with larger lot sizes than urban residential zones, while still enabling small-scale farming, horticulture, and lifestyle activities.





DRINKS, HOT + COLD

Long black	Smoothie, banana or berry	\$7
Flat white	Iced coffee, chocolate or mocha	\$7
Cappuccino	Milkshakes	\$6
Latte	Extra shot, soy, almond, oat milk	\$8
Mocha		

PHOENIX

Tenancy schedule

Tenant	Lease term / Commencement date	Expiry/ Next renewal	Rights of renewal	Rent review	Total Gross rental pa
Kendall Enterprises Ltd	3 Years 8 th January 2023	28 th January 2026	1 x 3	nil	\$10,400
Summerset Village (Levin) Limited	6 Months 3 rd October 2024	3 rd April 2026	nil	CPI On renewal	\$33,800
Residential 1	Periodic				\$20,800
Residential 2	Periodic				\$20,800
Total					\$85,800

*All figures exclude GST.

Note: The commercial portion of the lease is plus GST (if any). The residential portion is GST exempt

Operating expenses

Description	Annual expense
Rates	\$8,332
Insurance	\$11,304
Building WoF/Compliance	\$1,500
Total	\$21,136

*All figures exclude GST.

Income summary

Total gross income	\$85,800
Less budgeted outgoings	\$21,136
Total net income	\$64,664

*All figures exclude GST.

Potential tenancy schedule

Tenant	Lease term / Commencement date	Expiry/ Next renewal	Rights of renewal	Rent review	Total Gross rental pa
Kendall Enterprises Ltd	3 Years 8 th January 2023	28 th January 2026	1 x 3	nil	\$10,400
Residential 1	Periodic				\$20,800
Residential 2	Periodic				\$20,800
Current market income					\$52,000
Plus: Market rent for Café area	Area - 215sqm	\$200PSM			\$43,000
Total potential income					\$95,000

*All figures exclude GST.

Note: The commercial portion of the lease is plus GST (if any). The residential portion is GST exempt

Potential income summary

Total potential gross income	\$95,000
Less budgeted outgoings	\$21,136
Total net income	\$73,964

*All figures exclude GST.

The sale process

3 Muhunoa East Road, Ohau is being offered for sale by way of Price by Negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available.

www.propertyfiles.co.nz/property/3muhunoaroadeast

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 us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/3258764



Appendices



Appendices

- Aerial
- Certificate of Title

Aerial



Certificate of title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier 545352

Land Registration District Wellington

Date Issued 26 January 2011

Prior References
WN125/160

Estate Fee Simple

Area 2390 square metres more or less

Legal Description Section 7-8 Survey Office Plan 436002

Registered Owners
Sherco Limited

Interests

Reservation. If the above-mentioned land shall at any time be found to contain coal, the owner thereof for the time being shall pay to Her Majesty the Queen or her successors, in respect of all coal raised or gotten out of the said land, a royalty of sixpence for every full ton of twenty hundredweight so raised or gotten. If the above-mentioned land shall at any time be found to contain gold or silver such land shall be subject in all respects to the provisions of The Resumption of Land for Mining Purposes Act 1873, but the value of the gold or silver shall not be taken into account in ascertaining or allowing compensation to the owner for the time being of the same

806665 Gazette Notice declaring portion of No. 1 State Highway (Awapuni-Bluff) to be a limited access road - 18.11.1969 at 1.31 pm

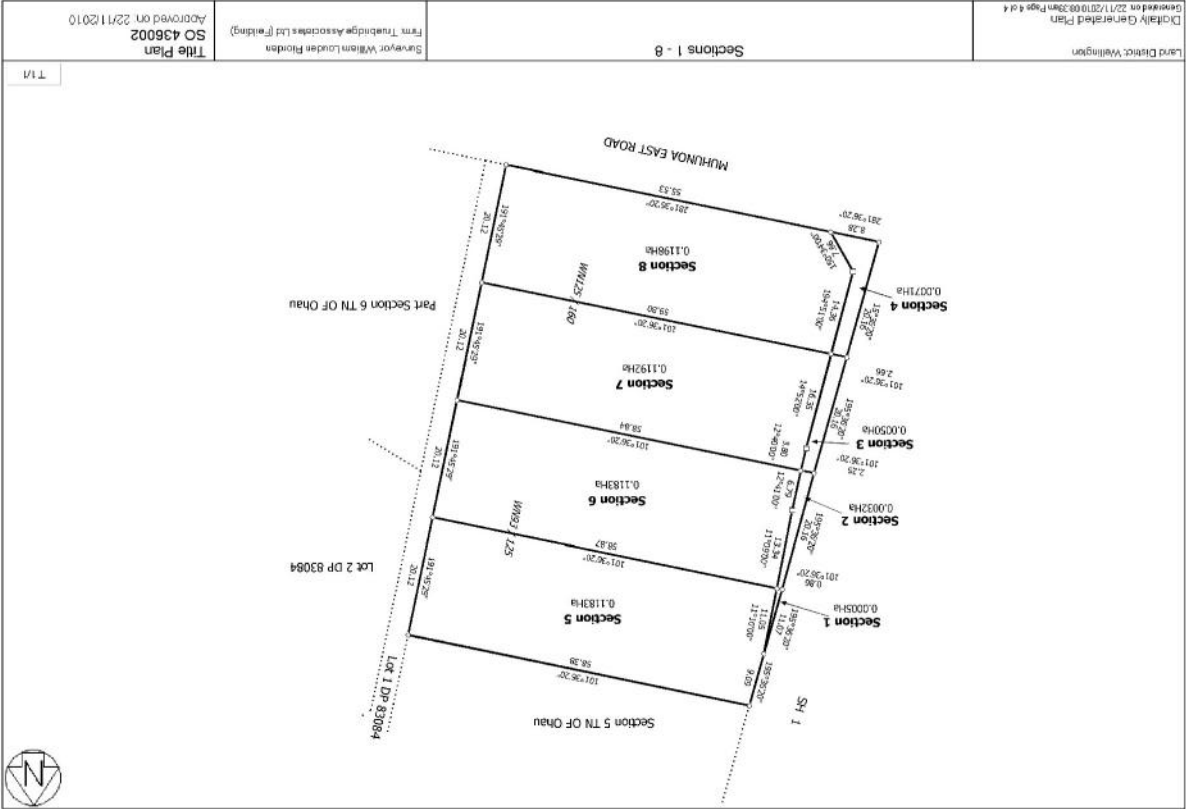
8002346.2 Mortgage to ANZ National Bank Limited - 21.11.2008 at 12:50 pm

Certificate of title

Identifier 545352



T 1/1



Transaction ID 6142532
Client Reference socomell002

Search Copy Dated 08/07/25 9:42 am, Page 2 of 2
Register Only

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