



Information memorandum

Snells Beach
70 Kokihi Lane

Prepared by Mackys Real Estate Ltd
December 2025





Boundary lines indicative only

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The opportunity

Mackys Real Estate Ltd is pleased to offer 70 Kokihi Lane for sale by negotiation.

Introducing 70 Kokihi Lane, Snells Beach – a prime commercial opportunity on a 707sqm (more or less) waterfront site. This 158sqm (more or less) property is impeccably maintained and offers a versatile open-plan layout, ideal for a variety of business ventures. Equipped with a full commercial kitchen, it is perfectly suited for restaurant, cafe, or event space operations. The residential zone also opens the door to a wide range of other uses.

The mezzanine floor provides additional flexible space, suitable for office use or additional business operations. Two expansive decks offer excellent options for outdoor dining and events, enhancing the customer experience with unencumbered views of the beach.

Strategically positioned on the Snells Beach beachfront walkway, this property ensures high foot traffic and easy accessibility with customer parking outside the door; making it a strategic location for attracting both local patrons and visitors. Snells Beach is a well-established coastal village near Warkworth and Matakana, with a stable population of approximately 3,700, providing a consistent customer base.

Seize this unique opportunity to establish your business in a vibrant community with proximity to key commercial centers. Experience the commercial potential of 70 Kokihi Lane and set the stage for your business success in Snells Beach.

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

A contemporary and well maintained 158sqm (more or less) premises that has successfully operated as a hospitality business. Full commercial kitchen is included with the property. The property is open plan with multiple doors opening to the two decks and expansive water views.

The property consists of 2 levels, with the upper level providing potential office or live in options. The property is positioned on the Snells Beach promenade with adjacent parking outside.

The property



Property address

70 Kokihi Lane, Snells Beach



Vacant Possession

The premises is being sold with vacant possession.



Legal description & record of title

Lot 9 Deposited Plan 356085



Rating

Valuation

Land Value.	\$810,000
Improvements	\$515,000
Capital Value	\$1,325,000



Floor area

158sqm (more or less)



Land area

707sqm (more or less)



Car parking

Public road front parking outside



Zoning

Mixed housing urban suburban

The sale process



Method of sale

By Negotiation

Key highlights

- Sole commercial waterfront position in Snells Beach.
- Contemporary and well maintained, two level cedar-clad building
- Commercial kitchen in place
- 2 decks for alfresco dining, one covered
- Mezzanine level for office use or potential live in space



Investment highlights

- | | | | |
|----|--|----|---|
| 01 | Waterfront location
Stunning waterfront position on the beachfront walkway | 04 | Upper floor
Spacious, open area with a deck on the second floor for potential office, dining or live in options to explore. |
| 02 | Accessibility
Substantial parking for customers outside. | 05 | Location
Under an hour from Auckland City, Snells beach is centrally located on the Mahurangi Peninsula between Matakana, and Warkworth |
| 03 | Layout
Open plan layout with bathrooms and kitchen on the ground floor. | 07 | Vacant Possession
The property is being sold |



The location



Location features

1. Boathouse Bay
2. Beachfront Promenade
3. Brick Bay Vineyard and Sculpture Trail

Snells Beach, located near Warkworth, is a north facing, picturesque coastal town known for its safe sandy beach and vibrant community.

This seaside settlement is situated at the entrance to the Mahurangi Peninsula. Snells Beach has a predominantly permanent population, supported by schools, sports clubs, hospitality and boutique offerings.

The population of Snells Beach is approximately 3,760 (Stats NZ as at June 2024). The beachfront esplanade has footpaths, picnic areas, playgrounds and boatramps.



Accessibility

Snells Beach is under an hour from Auckland central via the Northern Motorway.



Public Transport

Snells Beach is connected by local busses to Matakana and Warkworth and the Park'n'Ride situated at showgrounds offers bus commuting to Auckland central.



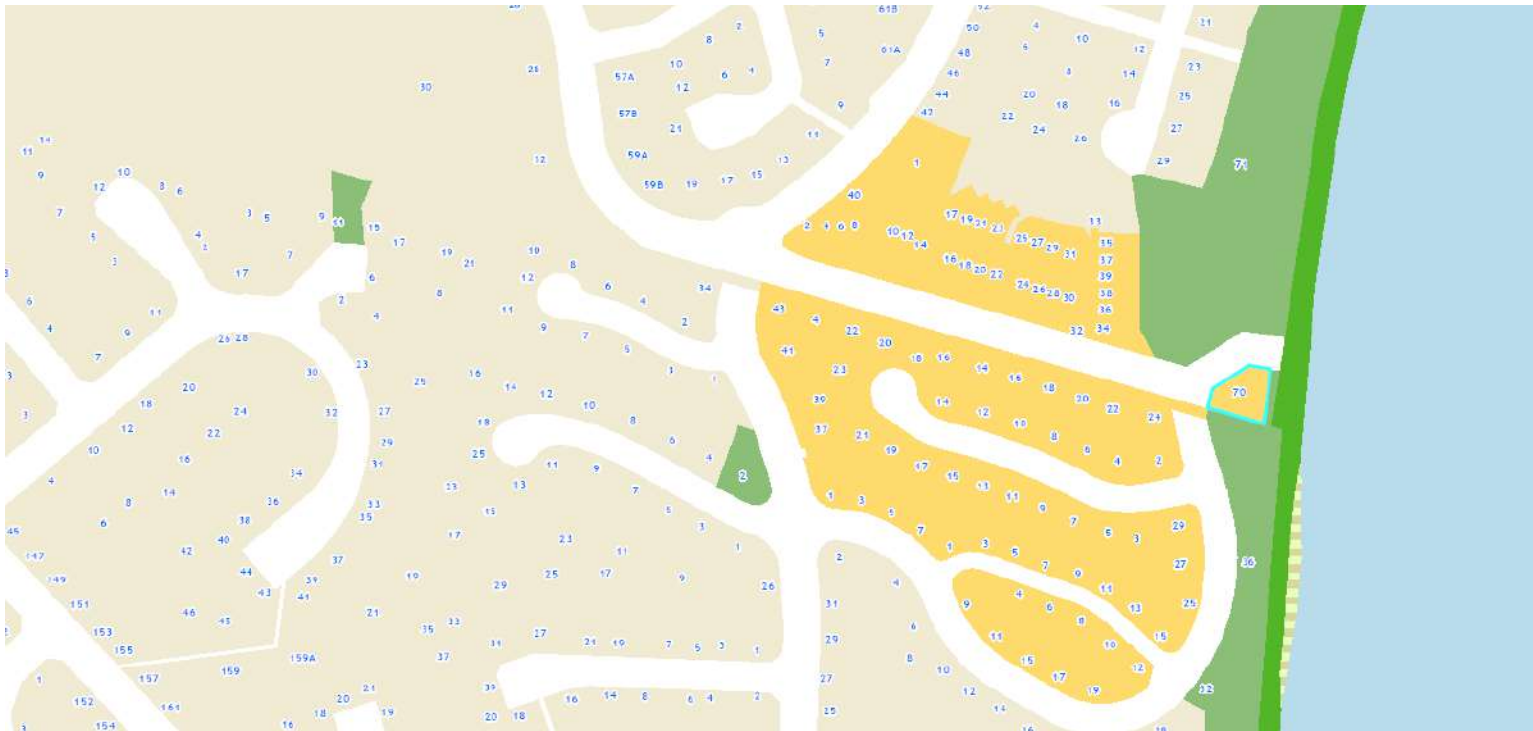
Amenities

Snells Beach has a newly opened FourSquare supermarket, currently noted as the largest in New Zealand. The commercial centre offers a range of takeaways, conveniences and professional services.



Prime frontage

The property is located on the waterfront of Snells Beach with water views and direct access to the pedestrian beachfront walkway.



Legal description and zoning

Record of title	235513	
Legal description	Lot 9 Deposited Plan 356085	
Tenure	Freehold	
Rating valuation (1st May 2024)	Land value	\$810,000
	Improvements	\$515,000
	Capital value	\$1,325,000
Local authority	Auckland	
Zoning	Mixed Housing Suburban Zone	





Upstairs mezzanine



Upstairs mezzanine



Customer WC



The sale process

70 Kokihi Lane, Snells Beach is being offered for sale by negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available. propertyfiles.co.nz/1271312

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.

Appendices

Available upon request:

- LIM report
- Council Property Files
- Property Title

Our full-service offerings



Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.



Bayleys Building Consultancy

- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



Bayleys Residential Projects

- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.



Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



BUPE

- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



MaxCap Group

- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.



Vega

- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.

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