



Information memorandum

Mt Victoria, Wellington
45 Hania Street

Prepared by Capital Commercial (2013) Limited



BODY LAB

protect
auto paint protection

Elite Detailing
COMPANY

43A

3M

HHT671



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The opportunity

Capital Commercial (2013) Limited is pleased to offer 45 Hania Street, Mount Victoria for sale by way of Price by Negotiation.

Ideally suited for owner-occupiers, add-value investors, or developers, this property presents a unique opportunity with potential for a mixed-use conversion.

Located at the base of Mt Victoria, it enjoys a sought-after sunny aspect and offers effortless access to Te Aro, the waterfront, and all the vibrant amenities that define inner-city living.

The property spans a total of 990sqm across three levels. The ground floor features a 300sqm high-stud warehouse with a dockway, the first floor comprises office space, and the top/second floor offers a high-stud office area with a mezzanine.

Don't miss this rare opportunity to secure a versatile property in a prime location. Whether you're looking to occupy, invest, or redevelop, this Mt Victoria gem offers endless potential to create something truly exceptional.

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

45 Hania Street, Mount Victoria



Legal description & record of title

LOT 1 DP 24595. WN39A/958



Floor area

990sqm



Land area

336sqm



Potential Net income

\$140,642 + GST



Occupancy

Vacant possession



Seismic rating

15% NBS - DSA 2022



Zoning

City Centre

The sale process



Method of sale

Price by Negotiation

Key highlights

- 28-metre height limit
- Vacant possession
- Suit owner-occupier or developers
- Ideal mixed-use conversion



EXIT



The property

Built in the 1960's this 3 level commercial building has a ground floor high stud warehouse, with offices on level 1 and level 2. The level 2 office was previously a karate dojo and the amenities for this use remain.

The structure is approximately 12 metres wide and 27 metres deep, constructed in reinforced concrete frames up to the roof level, with a mixture of concrete block and unreinforced brick in fill panels. The roof has a steel portal frame with timber purlins is clad in asbestos sheathing.

The warehouse is accessed through a secure dockway that has a roller door access from the street and a separate roller door into the warehouse. A goods hoist provides access to the upper levels for heavy items. The building has one stairway.

The vendors have draft concept plan to convert the upper level to eight residential apartments, with the ground floor to remain as a warehouse.

A Detailed Seismic Assessment report from 2022 determined the NBS to be 15%.

Property attributes

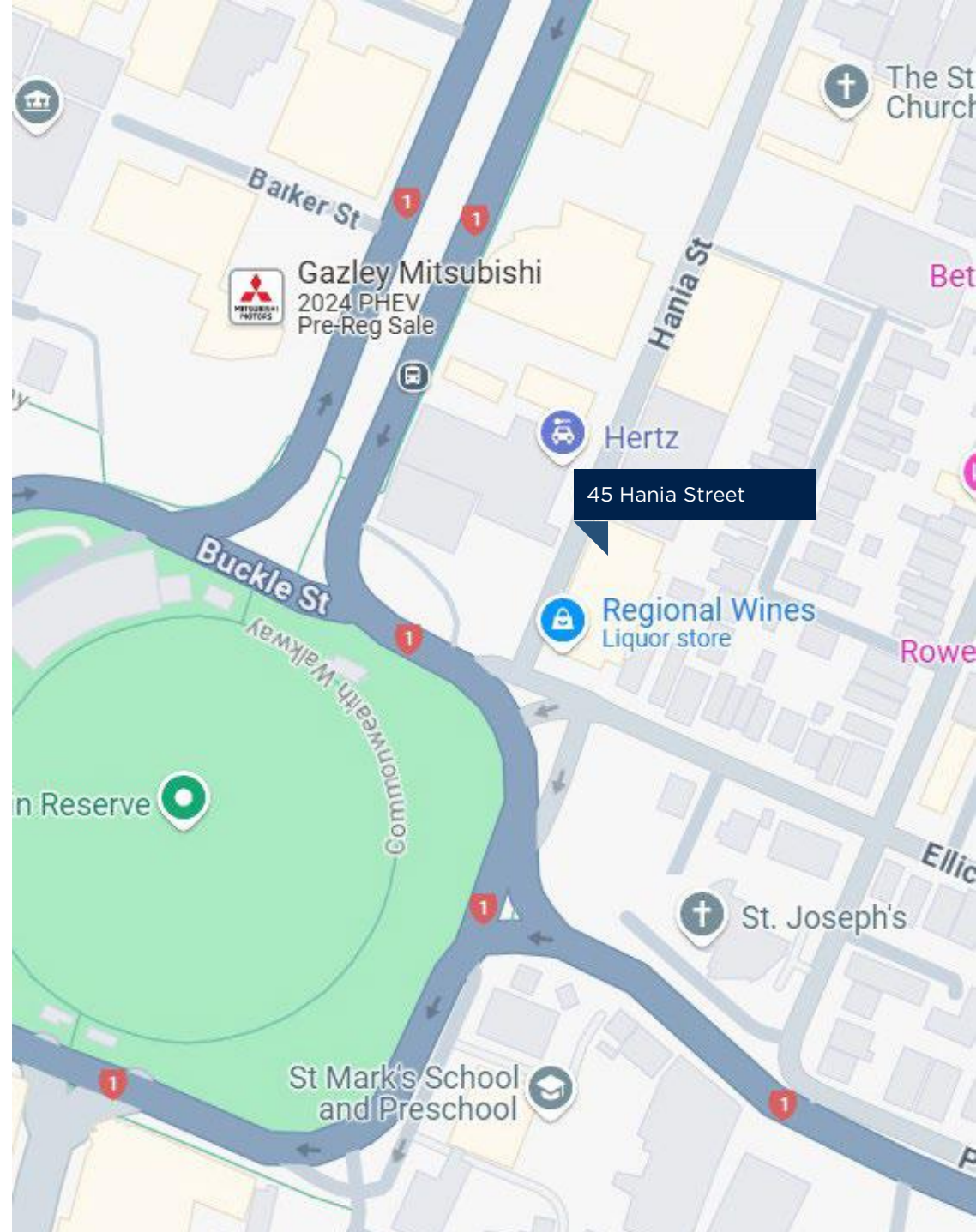
Floor area	990sqm
Land area	336sqm

The location

The property is situated on the eastern side of Hania Street at the base of Mount Victoria. It has a sunny northly aspect and views over the Basin Reserve.

Hania Street is home to primarily service business but in recent years several buildings in the area have been bought with future residential development in mind as Mount Victoria is a very sought after residential precinct.

This end of Hania Street provides very easy access to the main arterial routes that traverse the Basin Reserve



Legal description and zoning

Legal description	LOT 1 DP 24595. WN39A/958	
Tenure	Fee Simple	
Land area	336sqm	
Rating valuation	Land value	\$1,030,000
	Value of Improvements	\$710,000
	Capital value	\$1,970,000
Local authority	Wellington City Council	
Zoning	City Centre	

Zoning

The purpose of the City Centre Zone is to enable and reinforce the continued primacy of the Wellington central city area as the principal commercial and employment centre servicing the city and metropolitan region. The City Centre Zone is the commercial heart of Wellington and the wider region and New Zealand's Capital City. It is also a major employment hub for the region and contains a vibrant and diverse mix of inner city living, entertainment, educational, government, parliamentary, civic and commercial activity. Relative to other areas of the city it exhibits a heightened intensity and scale of development. – Sourced from the Wellington eplan.





Potential rental analysis

Description	Area (sqm)	\$PSQM	Potential Gross rental pa
Ground Floor Warehouse	Approx. 330sqm	\$230	\$75,900
1 st Floor Office	Approx. 330sqm	\$150	\$49,500
2 nd Floor Office	Approx. 330sqm	\$200	\$66,000
2 nd Floor Mezzanine	Approx. 60sqm	\$150	\$9,000
Total	Approx. 1,050sqm		\$200,400

*All figures exclude GST.

Operating expense

Description	Annual expense
Rates	\$35,397
Insurance	\$24,361
Total	\$59,758

*All figures exclude GST.

Potential income summary

Total gross income	\$200,400
Less: budgeted outgoings	\$59,758
Net passing income	\$140,642

*All figures exclude GST.

The sale process

45 Hania Street, Mount Victoria 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/45HaniaStreet

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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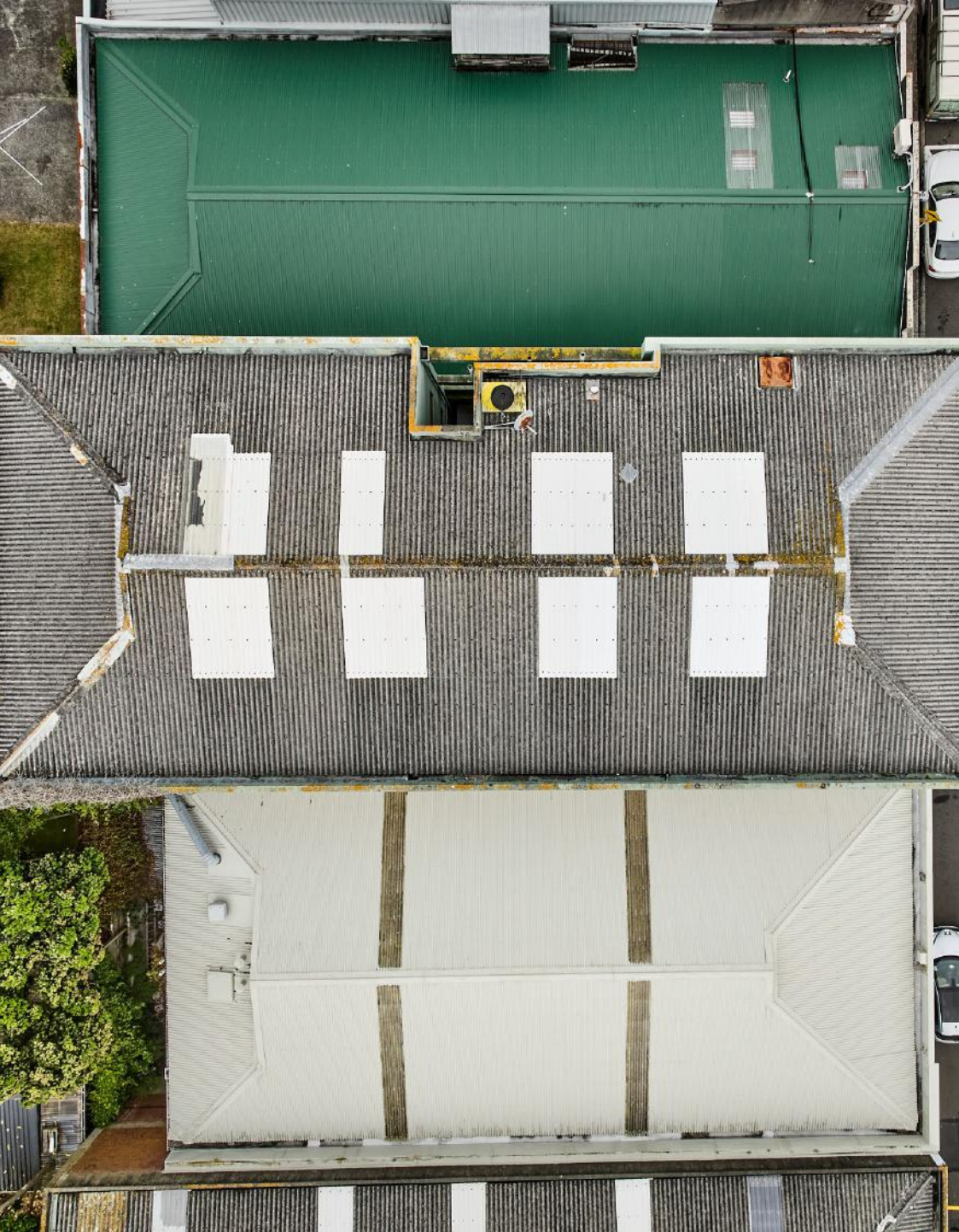
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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/3258075



Appendices

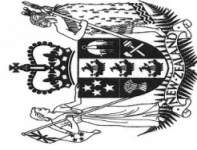


Appendices

- Aerial
- Certificate of Title

Aerial





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **WN39A/958**

Land Registration District **Wellington**

Date Issued 27 June 1991

Prior References
WNB3/1394

Estate Fee Simple
Area 336 square metres more or less
Legal Description Lot 1 Deposited Plan 24595
Registered Owners
Big Feta Holdings Limited

Interests
9240576.1 Mortgage to Westpac New Zealand Limited - 13.12.2012 at 3:27 pm

Certificate of title

Transaction ID 4768079
Client Reference acuebillas001

Search Copy Dated 21/01/25 12:13 pm, Page 2 of 2
Register Only

[illegible]

Identifier

WN39A/958

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