

Large Commercial Building for Sale in CBD Nuku'alofa, Tonga



This recently refurbished building is located in the heart of the CBD of Nuku'alofa in the Kingdom of Tonga. It is close to cafés, supermarkets, commercial buildings and the main bus depot.

The land area is 804m² while the building offers 1,040m² of rentable office space. Current monthly rental income is in excess of AUD\$17K/month, with periodic rental reviews built into lease agreements. This is a great investment opportunity offering real growth and an excellent ROI. The building is fully tenanted up to 21 years by two major tenants including New Zealand Immigration & the Tonga Energy Road Map Implementation Unit (a multi-donor development project).

Please use the contact information at right to obtain more information about this fantastic opportunity.

- **Excellent ROI**
- **Excellent long-term tenants**
- **Commercial lease expires 2108**
- **Located centrally in CBD**
- **804m² land area**
- **1,040m² rentable office space**
- **3 hr flight from/to Auckland**
- **4-5 hr flight from/to Sydney**
- **Walk in and take over, or**
- **Property management available**
- **Supports Tongan Visa application**
- **Quality lifestyle opportunity**

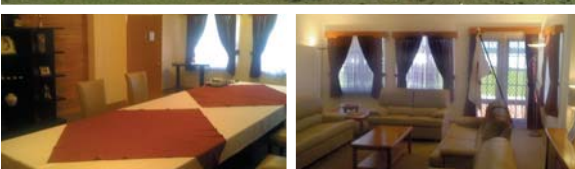
Contact Paul Schaumkel

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Lifestyle/Investment Property for Sale in Tonga



This 500m² luxury home is located on 5,385 m² of land right on the edge of the Fanga'uta lagoon. The highlights of the house include 5 bedrooms (all ensuites), large kitchen, pantry, dining room, living room, lounge, 2 guest toilets, laundry, and double garage.

The property has two leases: one with 56 years remaining, and the other with 49 years. With 30,000L of rainwater storage, high fencing, security cameras, alarm system and generator, this featured packed home is only 2.5 kms from the Nuku'alofa CBD.

- **Right on lagoon**
- **5,385m² land area**
- **Five bedrooms**
- **Rent out or live-in**
- **Air/con & central heating**
- **Currently rented by Japan Embassy**
- **Excellent location; secure**
- **Add a pool, boat shed or jetty**
- **Built 2006, developed further 2009**
- **Only mins from Nuku'alofa CBD**



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