



# FOR SALE

## SELF-STORAGE FACILITY ON 9,978M2\* OF FREEHOLD COMMERCIAL LAND AREA

An extremely rare and lucrative opportunity is now available, to purchase this incredible substantial freehold commercial self-storage facility located in the heart of Murwillumbah's commercial/industrial hub.

Boasting a massive 3,328m2\* of lettable area on a whopping 9,978m2\* of commercial freehold land area, currently returning over 6+% net yield annually, with huge upside to grow to 13+% net yield per annum at full storage capacity, this may likely be, one of the best commercial buys of the year to add to your portfolio!

- 3,328m2\* of lettable storage area
- 9,978m2\* of prime commercial/light industrial land area; one freehold title; no body corporate levies
- 270x masonry constructed storage sheds with drive through access, including 7x sheds with electrical power access
- 5x lock up portable container sheds
- 10x undercover caravan parking bays/ tandem car-parking bays
- 5x open bus-parking/car-parking bays
- Additional vacant land area on title to expand for an additional 10x lettable caravan/tandem undercover parking bays + 3x extra lettable open car parking bays for the potential to further increase future income
- Buildings consists of 270x various sized solid concrete storage sheds across 11x separate blocks (Blocks A-K), 5x container storages, 10x covered parking bays, 5x open parking bays.
- Current system has been upgraded to accommodate for 24hr remote management if desired and 24Hr coded access for all storage leases; full surveillance electronic gated property with facial recognition
- Air-conditioned managers office, bathroom with shower, kitchenette & storage room
- Consistent strong demand and enquiries for storage leases
- Current storage rental rates range from \$145 - \$400 per month
- Current yield: 6%+ per annum net yield (Approx \$34,000+ net per month)
- Expected near future net yield: 13%+ per annum net yield at full storage occupancy (Estimated at full cap. \$861,000+ p.a)
- All operated with only 1 staff member, an onsite part-time manager

0 BED | 0 BATH | 0 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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