



, Coffs Harbour NSW 2450

## MODERN PURPOSE BUILT SELF STORAGE INVESTMENT

This successful owner operated self-storage business has been established in stages during the last decade.

It occupies a prime location in a growing coastal region.

The complex accommodates some 300 self-storage units with an approximate gross building area of 4,750m<sup>2</sup>.

The total site area is close to 1HA and is zoned IN1 Industrial.

The business enjoys an occupancy rate of at least 95% and generates an approximate gross annual rental income of \$660,000 excluding GST.

The estimated net operating income, after an allowance of say \$100,000 for wages is \$456,000 excluding GST.

- Purpose built self-storage complex
- Traditionally high occupancy rate
- Vendor seeking retire

Industrial

FOR SALE

\$6,000,000

4775.5sqm

**Troy Mitchell**

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