



For Sale

Location: **Adelaide**

Type: **Services-Other**

**** SOLD ** Self Storage Facility Freehold & Business Circa \$5 Million**

1.515 Hectares high exposure site ample room to develop further

3 income streams

1) 6 Fixed term rental tenancies (this alone will nearly cover your interest repayments)

2) Self Storage units

3) Car, boat ,caravan & container storage

Fantastic return on investment after expenses (limited owner input)

Take this one to your accountant

Income can be increased with marketing (business has such a good reputation that owner hasn't done any marketing)

Very good mixture of long, medium and short term clients

Very low maintenance required, central and easily accessible

Ideal for investors who would like only limited input

Self managed super funds

Removalists looking for storage and place to keep trucks

Quality Self storage business very rarely come on the market and are highly sought after, users pay in advance and are direct debited money in the bank and underpinned by 6 fixed term rental tenancies

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Versace Business Services

