



## For Sale

Location: **NSW**

Type: **Services-Other**

### New Release BEST OF BOTH WORLDS NSW SOUTHERN EAST COAST SELF STORAGE FACILITY Freehold & Business - For Sale by EOI

Ideal cashflow business running at 100% occupancy and could easily generate higher income

The storage facility is on approx. 2400 m2 land size with approx. 730m2 high span industrial shed fitted out with individual storage sheds as well as 33 shipping containers

Also included in the sale is vacant land of 1600m2 approx, zoned R2 Low density residential land, suitable to be subdivided into residential blocks, residential style villa etc (subject to consents.)

With recurring cash flow, enjoy the income from the storage facility (with minimal input) and develop the vacant land or sell the vacant portion of land and enjoy the juicy return on investment

Either way there is money to be made

For further information please enquire with Ernie Baraiolo

*Flexible Finance Options Available - Subject to Lender Assessment*

RLA 66335

In conjunction with Michelle Cottington 0413 552 519 [michelle.cottington@smileelite.com](mailto:michelle.cottington@smileelite.com)

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Versace Business Services

Broker Ref: 1824

