



For Sale

Location: **NSW**
Asking: **\$3,400,000**
Type: **Services-Other**

Rare Self Storage + Large Freehold building opportunity approx 4000sqm

Highly Sought after Northern Rivers. First time on the market in 30 years. Huge building almost 4000 sqm in prime Northern NSW industrial location with predictable revenue from multiple income channels, some passive. Very simple business model with low overheads and one of the largest commercial properties in the area.

An outstanding opportunity exists to secure a thriving self-storage facility combined with its freehold property in Northern NSW's fast-growing lifestyle region. This well-established operation delivers reliable, diversified income with strong profitability and multiple streams of recurring revenue.

Purpose-built and extensively upgraded, the facility spans almost 4,000 sqm across four levels. It incorporates over 140 self-storage units, leased factory space, professional offices, administration areas, and both a manager's accommodation and on-site owner's residential accommodation creating a unique balance of business income, property security, and lifestyle benefits.

3,984 sqm facility across four levels
142+ self-storage units, offices & leased factory space
Diversified income streams storage, carparks, factory lease
2024 net profit \$187k | Owner-operated potential \$262k+ with further growth opportunity
Future upside: convert leased factory to storage (post-2027)
\$250k+ recent upgrades fire safety, security, energy systems
Includes manager's unit + luxury owner's residence
High-growth Northern Rivers location with strong demand
Rare business + freehold in one package

Asking Price: \$3,400,000 Combined Business + Property

For a full Information Memorandum, copy and paste the following link into your web browser to complete the confidentiality agreement - <https://www.mbs-public.com/public/d745fe39-d2d5-4cf2-a2d6-08e387861b1b/ca>

DRU

Contact:

Dru Morgan
or [1300 577 297](tel:1300577297)

aubizbuysell.com.au/130001

Business Brokers Network
Australia
Broker Ref: 24698

