

Freehold Self-Storage Business for Sale New Norfolk TAS



For Sale

Location: **TAS**
Asking: **\$295,000**
Type: **Services-Other**

Freehold Self-Storage Business | Profitable & Easy to Manage | New Norfolk TAS

This freehold self-storage facility represents a secure and affordable commercial opportunity in the fast-growing New Norfolk region. Situated in the Ring Road light-industrial precinct.

Property Type: Warehouse, Factory & Industrial

Municipality: Derwent Valley Council

Zoning: Commercial

Land Area: 327 m²

Building Area: 327 m²

Car Spaces: 20 (including 19 dedicated to storage units)

Key Features

19 self-storage units under freehold title

Net profit: Approx. \$16,000 per annum (FY24)

Net yield: 5.4% at \$295,000 asking price

Rental income FY24: \$25,649

Low-maintenance, high-occupancy facility

Established demand from local residents and trades

Secure gated site with brick construction and galvanised iron roofing

Opportunity for expansion (containers or reconfiguration)

Currently under management with monthly income distributions

Key Highlights

This freehold self-storage facility represents a secure and affordable commercial opportunity in the fast-growing New Norfolk region. Situated in the Ring Road light-industrial precinct, the property comprises 19 lock-up storage units on a 327 m² title and delivers a consistent net income of approximately \$16,000 per year.

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Demand for self-storage continues to rise nationwide, driven by population growth, downsizing, and increasing storage needs for trades and small businesses.

With minimal outgoings and reliable management already in place, this property offers a truly passive opportunity with tangible land backing and potential for future growth.

The Opportunity

Ideal for buyers seeking passive income and capital appreciation

Minimal management required currently handled by a local real estate agency

Potential to enhance returns through expansion or rate adjustments

A solid and affordable entry into the commercial property market

Location:

Unit 3, 99 Ring Road, New Norfolk, Tasmania 7140

A central and accessible position within a growing light industrial and trade precinct, only 35 minutes from Hobart.

To receive a Confidential Information Memorandum, please copy and paste the link below into your web browser, complete the Non-Disclosure Agreement and our brokers will be in touch.

<https://www.mbs-public.com/public/a3a132eb-c696-4cd9-9bd4-f26944c94fc7/ca>

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