

24 HAMPSON ST, MILLBANK, QLD



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## Prime Position Self Storage Business



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Established self storage business on 2,218m<sup>2</sup> of well located land in the popular residential and commercial suburb of Millbank in South Western Bundaberg. In close proximity to Takalvan Street and high catchment residential areas.

40 Storage sheds of varying sizes, suiting the requirements and needs of most prospective tenants. This business has numerous commercial long term tenants.

This storage facility is offered in package with an adjoining house on an additional 623m<sup>2</sup> which could be used as manager's residence or land bank for possible future growth opportunities. The 3 bdrm, one bathroom house is currently tenanted and on a separate title. The property also boasts a separately fenced display yard complete with air conditioning, toilet and kitchenette which could be leased to boost return or redeveloped into more self storage spaces or other related income generating alternatives.

-20 â 2.7m x 6.7m sheds (18m<sup>2</sup>)

-19 â 3.8m x 5.5m sheds (20.9m<sup>2</sup>)

1 mini storage shed

25% Trade : AU\$918,750 (Cash) | AU\$306,250 (Trade)

# AU\$1,225,000

Contact Andrew Federowsky for further enquiries: 07 5593 5916



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