



## TASMANIAN FREEHOLD SELF-STORAGE 8.5 ACRES EXECUTIVE HOME \$1,990,000 O/O \$4,000 PW T/O ZERO VACANCY

Motivated vendor wants to move, keen to see offers.

A lot of **bricks and mortar value here**, hard to replace for the asking price, in excellent order with A1 presentation.

Income paid in advance from 147 sheds plus 12 under cover caravan parks and fire wood supply business, a business where the rent is paid in advance.

**Potential and upside galore**, to run another business from the same location, add more sheds, convert the wood splitting shed into more storage or add a machinery hire business etc.

**Zero vacancy** for the whole of this calendar year, with a waiting list of people wanting to rent.

Potential to build more sheds as there is both the demand and space to build more sheds.

Offer a stress-free, laid back lifestyle, with a rural feel and at least 4 paddocks to run your choice of live stock, some chickens, grow your veggies and or a pony for the children.

No special skills required, simply a willingness to get on with your clients.

A very **comfortable spacious 3 bedroom brick home** is on offer, with ensuite and w.ir in the main bedroom and bir robes in the other two, Over

Price	SOLD
Property Type	Business
Property ID	15

### AGENT DETAILS

Paul Scott - 0477771098

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,

7250 Australia

0432256682



sized open plan kitchen/dinning/lounge room, separate toilet,sun-room, office, decks and garage with internal access. In addition there are 2 paddocks adjoining the house,stock yards, loading ramp,clients toilet, large gravel parking area.

Only 14 years old and much of the complex built later, low low maintenance, easy-care colourbond.

Self-storage is acknowledged as a growth industry and is evident by the strong demand for storage.

Seldom does a business which requires so little effort and no skill set required become available.

Excellent **turnover exceeding \$4,000 per week** with very low operational costs, and subsidized living expenses covered.

Priced to sell \$1,990,000 offers over

Contact business broker Paul Scott on pauls@tasbps.com.au for further details

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF; Please Note: All figures quoted are approximate

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