



14 Russell Street, BATEMANS BAY, NSW 2536

Fully Leased Storage Facility Investment in the Heart of Batemans Bay

Elders Real Estate Batemans Bay is pleased to present 14 Russell Street, Batemans Bay, a fully leased commercial storage facility offering secure income and long-term investment potential in one of the region's most tightly held industrial precincts.

Comprising ten secure storage units on a 402sqm General Industrial zoned site, this low maintenance asset is currently returning \$3,650 per month, equating to approximately \$43,800 per annum in gross income. At the asking price of \$960,000, the property represents an attractive gross yield of approximately 4.56%.

Positioned just moments from Batemans Bay CBD and the town's thriving commercial and industrial hub, the complex benefits from strong demand for secure storage solutions from local businesses, tradespeople, residents and holiday homeowners.

Constructed from solid brick and concrete materials, the facility offers excellent durability, secure roller door access, wide concrete driveways and a fully fenced site designed for ease of access and ongoing tenant appeal.

Investment Highlights

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 121P4898

SALE DETAILS

\$960,000

CONTACT DETAILS

Craig Shephard
0414 700 867

- Fully leased storage facility with established income stream
- Returning approximately \$43,800 per annum gross
- Approximate gross yield of 4.56% based on asking price
- Ten secure storage units with roller door access
- General Industrial zoning
- Fully fenced site with secure access
- Low maintenance brick and concrete construction
- Wide concrete hardstand allowing easy vehicle manoeuvring
- Land area of approximately 402sqm
- Located within minutes of Batemans Bay CBD and industrial precinct
- Strong tenant demand for secure storage facilities

Storage facilities continue to be a highly sought after asset class due to their simplicity of management, low maintenance requirements and reliable occupancy levels. Opportunities to secure a fully leased complex in a central Batemans Bay location are increasingly rare.

Whether you are expanding your commercial portfolio or seeking a dependable income producing asset, 14 Russell Street, Batemans Bay offers immediate returns and future growth potential in a proven investment sector.

For further information or to arrange an inspection, contact Elders Real Estate Batemans Bay today.

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

- Land Area 401.00 square metres
- Commercial Type:
- Building Area: 100.80 square metres



