



10 Brighton Drive, NARACOORTE, SA 5271

Investment Opportunity – Self-Storage Facility in Thriving Regional Hub

Positioned in the busy regional centre of Naracoorte, this well-presented and fully self-managed storage facility offers a solid opportunity for investors seeking a low-maintenance income stream.

Set on a substantial 3,212m² fully fenced allotment at 10 Brighton Drive, the property comprises two quality-built sheds providing a total of 26 storage bays.

The facility caters to a range of storage needs with three bay sizes:

3m x 2.5m

3m x 3.75m

3m x 7.5m

Further enhancing income diversity, the property includes five 20-foot shipping containers, offering additional flexible storage options.

TYPE: For Sale

INTERNET ID: 300P194544

SALE DETAILS

\$850,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

Constructed to a high standard, the improvements represent significant value, with replacement costs far exceeding current pricing given rising material and labour expenses.

The facility enjoys steady demand and near 100% occupancy, underpinned by the ongoing trend toward smaller residential properties and reduced on-site storage capacity. In addition, the need for secure storage of boats, caravans, campers and trailers continues to grow.

An excellent, low-touch investment with consistent income and future upside potential, with plenty of room on the allotment for further infrastructure if demand continues to grow.

Financial information available upon request.

Contact Lee today on 0427 620 864 for more information or to arrange your inspection.

Council: Naracoorte Lucindale

Council Rates: \$2,995.43 per annum

CT: 5254/334

Land Size: 5,481m2 approx

Zoning: Strategic Employment

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 3,212.00 square metres

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.

- Commercial Type:





