



## 16/7 Albrey Street, VASSE, WA 6280

### Secure Tilt Panel Storage Unit

Positioned in a highly sought-after location in Vasse, this secure and versatile storage unit offers an excellent opportunity for businesses, tradespeople, or anyone needing extra storage space.

The unit comprises approximately 71m<sup>2</sup>, measuring around 7 metres wide by 10 metres deep. The large automatic roller door features an opening of approximately 4 metres wide by 4.1 metres high, providing easy access for large vehicles, trailers, caravans, or equipment.

The complex has been designed with generous manoeuvring space, making it easy to reverse large trailers and vehicles into the unit.

Inside, the unit includes a substantial shelving system for organised storage, along with a well-constructed office/rest pod. The pod provides a comfortable space to rest during long workdays and is fitted with air conditioning for year-round comfort.

Constructed from durable tilt panel concrete, the unit offers excellent security and low maintenance. The complex is further protected by a large automatic security gate,

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**TYPE:** For Sale

**INTERNET ID:** 300P198063

#### SALE DETAILS

**Offers Over \$330,000**

#### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Mick Caddy**  
0417 942 650

providing peace of mind for owners and occupants.

The complex also has a communal toilet and wash area.

Additional features include:

Approximately 71m<sup>2</sup> of floor area

Automatic roller door (4m x 4.1m opening)

Excellent access with wide driveways for larger vehicles

Tilt panel construction

Shelving included

Air-conditioned Office/rest pod

Secure gated complex

Ample visitor and overflow parking outside the front security gate

This is a rare opportunity to secure a quality storage unit in a convenient Vasse location with excellent access, security, and practical features.

Buyers Note: All measurements/dollar amounts are approximate only. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including checking with local authorities regarding the property use and zoning. Buyers should also do a visual inspection of the property before entering into an offer/contract and should not rely on the photos or text in this advertising in making a purchasing decision.

- Commercial Type:
- Building Area: 71.00 square metres



