

# HUSKISSON SELF STORAGE

## SELF STORAGE COMPLEX

- Freehold Property
- Comprising of 3 Lots
- Huge Growth Region

**SALE PROCESS: "Expressions of Interest" -  
Closing Thursday the 26th of June at 5pm.**

**We encourage all genuine parties to present  
their formal proposal with all terms clearly  
noted.**

**\*We have been advised that GST is not  
applicable and our Vendor reserves the right  
to sell prior to EOI closing date.**

**Huge Free Hold Storage Complex - Located  
in the booming seaside suburb of Huskisson  
and servicing the entire Jervis Bay Region.**



## Key features include:

- 3 x individual torrens title lots, totalling 5572m2.
- Approx 1750m2 lettable internal secure storage.
- Currently 100% leased and has been for years.
- Prominent corner position with dual street fronts.
- Solid concrete block & tilt panel construction.
- Close proximity to the town centre of Huskisson.
- Easy transition to 24hr access minimal effort.
- Current zoning allows for future multi-storey complex.

**Dimensions:** 124m street frontage on Snapper Road & 47m on Erina Road (approx.)

**Buildings:** 9 Buildings comprising of 125 units ranging in sizes from 3m x 2m x 3m to 6m x 4m x 3m.

**Current Rates range from \$210-\$380 per month.**

Potential to Increase Income with approx 500m2 of outdoor hard stand that could be used for caravans, boats, car, trailer storage.

Current office space could be let out or converted for storage, if moved to remote access/self-sufficient management.

The current system has recently been upgraded to accommodate future 24hr remote management.



## Main Outgoings:

Insurance = \$7580.00 PA

Land Rates = \$2358.87 PA

Water/Sewer = \$1044.00 PA

Electricity = \$1,200.00 PA



### 4 SNAPPER ROAD, HUSKISSON, NSW 2540

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