



## Secure Storage Complex – High Occupancy, Prime Location

An exceptional investment opportunity awaits!

This thriving storage shed complex offers a total of 78 sheds plus 10 portable shipping containers, with sizes ranging from 6m<sup>2</sup> to 30m<sup>2</sup> – catering to a wide range of storage needs.

Currently operating at an impressive occupancy rate, this facility demonstrates strong, consistent demand and a proven track record of minimal vacancy. Situated in a well-established strip, surrounded by reputable businesses, the location ensures ongoing exposure and reliable tenant interest.

Whether you are an investor seeking steady income or looking to expand your commercial portfolio, this is a rare chance to acquire a highly sought-after, low-maintenance asset with excellent returns and future growth potential.

### Key Features:

- 78 well-maintained storage sheds
- 10 portable shipping containers
- Shed sizes from 6m<sup>2</sup> to 30m<sup>2</sup>
- Consistently high occupancy
- Prime location in a thriving commercial area
- Easy-to-manage investment with strong demand

4,871 m<sup>2</sup>

**Price** \$1,400,000 plus GST

**Property Type** Commercial

**Property ID** 5161

**Land Area** 4,871 m<sup>2</sup>

**Warehouse Area** 1,234 m<sup>2</sup>

### Agent Details

Amanda Ramsay - 0439 533 292  
Andrew Jenkins - 0428 570 717

### Office Details

Cobram  
33 High Street Cobram VIC 3644  
Australia  
03 5871 1025



- Net Return: Approx 6.4%
- Currently managed by Andrew Jenkins Real Estate

This is a secure and profitable opportunity that won't stay on the market for long.

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.