**Ray White Yamba**
84 Yamba Road,
Yamba NSW 2464

## 144 Jubilee St, Townsend, NSW 2463

**Sold - $1,800,000**

Warehouse









# SOLD AT AUCTION BY DANIEL KELLY

Investment opportunities of this calibre are increasingly difficult to secure.

Occupying a substantial 1,500m² industrial allotment within Townsend's established industrial precinct, 144 Jubilee Street presents an outstanding opportunity to acquire a high-performing commercial asset with a proven income stream and strong ongoing demand.

**Open for Inspection**

By Appointment.

Purpose-built to maximise rental return and occupancy, the property comprises a total of 34 spaces, including 33 individual storage sheds, one larger shed with bathroom facilities, and an additional outdoor area, all contributing to a diversified and resilient income profile. This broad tenant base provides investors with the benefit of multiple income streams, helping to minimise vacancy risk while maximising long-term investment security.

The numbers speak for themselves. With a gross annual income in excess of $155,000, this is a rare opportunity to secure a commercial investment delivering immediate returns from day one. Self-storage facilities continue to be among the most sought-after commercial asset classes, driven by strong demand, low management requirements and consistent occupancy levels.

As residential development continues throughout the broader Clarence Valley region, demand for secure storage solutions remains robust, placing well-positioned facilities such as this in an enviable position for both current performance and future growth.

For investors seeking an asset that combines land value, strong cash flow and proven tenant demand, opportunities such as 144 Jubilee Street rarely come to market. The scale of the facility, the diversity of income sources and the strength of the existing returns combine to create a compelling investment proposition.

The property will be sold via auction, and interested parties are encouraged to undertake their due diligence early and register their interest without delay. Assets of this nature attract significant attention whenever they become available, and buyers should be prepared for auction day.

With secure income, strong fundamentals and exceptional demand characteristics, this is an opportunity that is simply too good to miss.

**Listed By**
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Listing Number: 3541228

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.