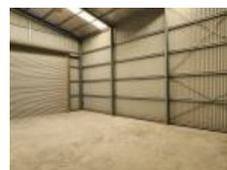


Unit 13/41-43 Beaulieu St, St Helens, TAS 7216

\$110,000

Warehouse



Versatile Storage Shed or Passive Income Opportunity

Positioned in the heart of St Helens' industrial precinct, this high - quality storage shed offers an ideal solution for your boat, van, or excess gear - or a smart addition to your investment portfolio.

As one of the original, fully sealed sheds in the complex, it's built to a high standard and designed for low-maintenance ownership. Inside, you'll find lighting, power points, a PA door, and an external water tap. The facility itself is secure and well-equipped, featuring full perimeter fencing, a remote-controlled entry gate, wash bay, and shared toilet facilities.

With several sheds in the complex currently leased, this property presents a fantastic opportunity for those looking to generate passive income.

Shed Features:

- Internal dimensions: 10m x 6.5m
- 4m wide roller door with 3.7m height clearance
- Fully sealed, dry, and secure
- Power, lighting, PA door, external tap

Facility Inclusions:

- Remote gate access
- Wash bay
- Shared toilet
- Fully fenced

Annual Outgoings (approx.):

- Council Rates: \$1,000
- TasWater: \$70/quarter
- Strata Levy: \$1,304

Whether you're after secure storage or a solid investment, this shed ticks all the boxes.

Call today for more information or to arrange a viewing.

Open for Inspection

By Appointment.

Listed By

Kate Spilsbury

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