



BUSINESS REPORT

Date: **3rd July 2024**

Business Reference: **BFS10920**

About the Business:

Self-Storage Facility

Are you looking for a lucrative investment opportunity? Look no further! We are excited to present this state-of-the-art self-storage facility business and property, strategically located in a very popular area of the Western Cape.

This Self-storage business is a recession-resistant industry, providing a reliable income stream with minimal ongoing maintenance required.

This modern three-story building boasts a contemporary design, featuring cutting-edge security systems, climate-controlled units, and easy accessibility from a main road. This business averages a 92% occupation ratio over many years.

The spacious units offer the following for personal or business storage needs:

- Document storage needs;
- Vehicle parking;
- Self-storage;
- Collection and delivery;
- General transport.

This +-12,000-square-meter self-storage facility is situated in a high-traffic area and this property ensures visibility and accessibility for potential customers.

The business offers 24-hour security with CCTV cameras and armed response.

The profitable self-storage facility offers a steady stream of clients seeking storage solutions in the area and this business promises excellent returns to an owner.

The self-storage units with heavy goods lifts and trolleys range from 1 cubic meter to 35 square meters. Entry to all units is secure with garage-type roller shutter doors and each unit is securely locked with the customer's padlock.

Self-storage facilities are highly profitable with a steady rental income, relatively low operating costs, and potential for price increases in the future.

The demand for quality and well-managed storage facilities remains high, regardless of economic conditions. People accumulate belongings over time, especially with the rise of e-commerce, leading to a consistent need for storage space.

Do not miss out on this fantastic opportunity to own property and a very profitable business!

Contact us today to schedule a viewing and explore the potential of owning a modern self-storage business.

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Sector: **Property**

Asking Price:

R 94,700,000

Monthly Profit:

R 1,000,000

Asset Value:

R 1,608,430

Stock Value:

R 0

Yearly Net Profit :

R 12,000,000

