



GARBUTT
36 Camuglia Street

510 sqm

Stand Alone Storage Complex for Sale

Sold for \$650,000 (Aug 23, 2024)

Raine and Horne Commercial are pleased to present for sale this stand alone 30 unit storage complex in Garbutt.

36 Camuglia St is centrally located in Garbutt but minutes away from heavy industry of the Bohle or if needed 10-15 mins from Townsville's most populated suburbs.

The 30 storage units will suit a variety of users from the home owner needing a little extra space to a tradesperson looking for some workshop storage, competitively priced and partially tenanted the passive upside is all here. With capacity to return an income of approx \$53,000 per annum and little overheads it is a smart investment.

Some key features :

- Partially tenanted producing income
- Little maintenance

Property ID	L27481380
Property Type	Industrial/Warehouse
Building / Floor Area	510
Land Area	1504.0 sqm

AGENT

Steve Leumont

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- Storage available from 8m² to 32m²
- Full drive through access
- Concrete hardstand all round
- Electronic entry and exit
- Securely fenced
- Central to most locations

Please contact Raine & Horne Commercial today for more information.