



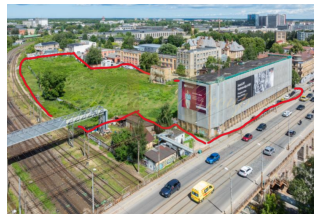
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For sale an investment object close to the city center of Riga!

Latvia, Riga

Price:	€ 2 100 000
Object type	Commercial apartment building, Investment project, Business centre, Hotel
Number of rooms	0
Land area	16970 m2
Area	5197 m2
Category	For sale



We offer for sale a great investment object - 1,7ha land & a building for reconstruction with inspiring history and a future of multiple possibilities!

A set of 2 connected land plots: 15'334 m2 and 1'636 m2 with 2 existing buildings for sale.

The main building is a great example of industrial architecture and historically well known as former G.Ehrenpreiss bicycle factory.

Valid technical project for 1st stage produced by architectural company which includes reconstruction of the existing main building as office centre and construction of onground parking.

Building permit valid till 04.09.2025.

Description:

- mixed center development area (JC2)
- total land plot area 16'970 m2
- valid electricity 2200 kW capacity is being maintained
- all other city communications gas, water, heating etc.
- next to object next to land plot main street Brivibas
- street along the territory is the easement road in favor of this property
- railway lines next to object, nearest public station Zemitani 16 min by walk
- existing main building area 5'197m2
- 5 large floors with open halls
- high ceiling from 3,50m till 6m
- 1st stage project includes reconstruction of existing building to the total area 6058 m2 as B class office centre with public services and onground parking for 162 parking spaces

Price is 2 100 000 EUR + VAT.

• We work for You! •



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