



**A commercial building for rent in Old Riga...**

*Latvia, Riga*

<b>Price:</b>	<b>€ 15 840</b>
<b>Object type</b>	Commercial apartment building, Investment project, Business centre, Hotel
<b>House type</b>	Individual project
<b>Number of rooms</b>	79
<b>Land area</b>	902 m2
<b>Area</b>	0 m2
<b>Category</b>	For rent



For rent is offered office and apartment building located in the most prestigious area of Riga city - the Old Town.

**History:**

The building was built in 1986. Construction materials were delivered from all over the Baltic states according to Riga traditions; roof tiles were delivered from Lithuania, cast iron grates from Livani, section bricks for finishing of windows from Lode, windows - from Finland and decorative marble from Karelia. The building blended perfectly in its surroundings representing a link between the modern Soviet period architecture and preserved historical buildings.

**Advantages:**

- Location - the center of stay for most tourists (historical places, squares, tourist routes, restaurants and cafes);
- Developed floor planning;
- Opposite a large car park.

The proposal for building future use - a hotel.

The building is not an architectural monument.

**Land plot area - 902 sq.m.**



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Office rooms from the 2nd up to 6th floor:

1st floor - 376,60 sq.m. - 6 rooms;  
2nd floor - 516,20 sq.m. - 17 rooms;  
3rd floor - 514,40 sq.m. - 20 rooms;  
4th floor - 440,20 sq.m. - 18 rooms;  
5th floor - 339,40 sq.m. - 16 rooms;  
6th floor - 137,80 sq.m. - 2 rooms.

**Basement floor - 314,80 sq.m. Commercial premises of the basement floor could be use as a restaurant or a coffee shop, (there is an equipped kitchen for the restaurant).**

**Restaurant premises rental price : 15-20 EUR/sq.m. + VAT + utilities.**

All amenities: urban communications, elevator.

Additionally, by using the building on Grecinieku street, the first floor and basement can be fitted with SPA center and floors 2-6 - with 12 luxury suites.

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