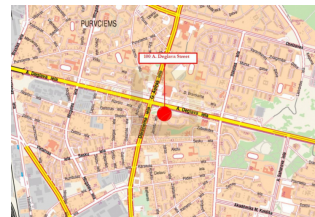
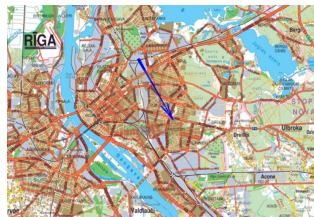




For sale are offered trade center with stable income

Latvia, Riga

Price:	€ 4 000 000
Object type	Commerce, Commerce property
Market	Resale
Number of rooms	0
Land area	4218 m2
Area	1687 m2
Category	For sale



For sale are offered successful trade center.

Located in one of the most active business real estate development areas in Purvciems.

Shopping Centre in densely populated residential area with excellent public transportation and access by car.

One-storey shopping centre building (built in 2003) with total area 1,687 m2

- Parking in front of the building
- Land plot with total area 4,218 m2

Successfully operating trade centre building, fully rented out to following tenants:

- Food chain Supernetto (tenant since 2004) - 810 m2
- Cosmetic and household goods chain Drogas (tenant since 2003) - 292 m2;
- SEB bank (tenant since 2003) - 206 m2

AVERAGE RENTAL RATE:
 about 15 EUR/m2

Net annual operating income
 270 000 EUR

Yield 6,8%



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