



**Commercial premises for sale with
 6.9 % ROI !**

Latvia, Riga

Price:	€ 1 150 000
Object type	Commercial apartment building, Investment project, Business centre, Hotel
House type	Historical building
Number of rooms	0
Land area	600 m2
Area	930 m2
Category	For sale



We offer for sale a profitable commercial facility in the center of Riga, on one of the most prestigious and active city streets - Lacpliesa.

The front, wooden building with an area of 930 m2 is fully leased and brings income.

The real estate includes four stores (120, 60, 100, 200 m2), two offices (65 + 90 m2), four apartments (80 + 75 + 71 + 40 m2). Two utility rooms (2 + 20). Two boiler rooms (6 + 35).

There are 8 parking lots in the courtyard, the land area is 600 m2.

Stable yield of 6.9% per annum, lease agreements with the right of termination for 2-3 months.

It is also possible to raise the roof and get additional attic rooms and significantly increase the area of the third floor.

If you wish, you can buy a building in the yard and consider this object as an investment. According to the development plan of the city of Riga, mixed construction is possible on the site, the permitted height is up to 26 meters.

Excellent infrastructure and convenient transport links. In walking distance is everything you need for a comfortable stay in the city center. Near shops, cafes, restaurants, shopping center Riga Gallery, school, pharmacy. To Old Riga - 10 min. on foot, Verman Park is located nearby. To the central station - 15 min. on foot. To Jurmala - 20 minutes. by car, to the airport 15-20 minutes. by car.



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