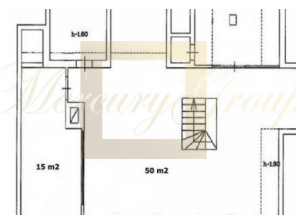
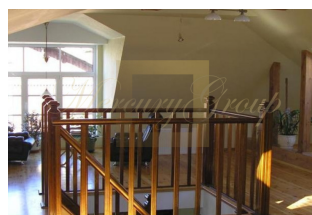
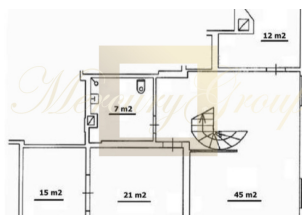
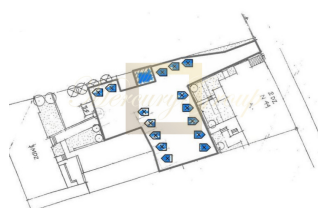




**Commercial property with earning potential in Riga center**

*Latvia, Riga*

<b>Price:</b>	<b>€ 425 000</b>
<b>Object type</b>	Commerce property, Investment project
<b>House type</b>	Renovated house
<b>Number of rooms</b>	0
<b>Land area</b>	2207 m2
<b>Area</b>	406 m2
<b>Category</b>	For sale



We offer for sale commercial premises (1/2 of the house) with profitability in the city center on Stabu street!

The Old town is within 10-minutes walking distance. Nearby are many cafes, restaurants, banks, as well as public transport stops.

The property consists of two shops, an apartment/office, a garage and a parking in the yard.

Premises are located on three floors. The total area of the premises is 406 m2, consists of:

- 1 floor - two commercial premises of 60 sq.m. each;
- 2 floor - two level apartment/office with an area of 216 sq.m.;
- 0 floor - workshop or warehouse 52 sq.m.;
- a garage - 18 sq.m.;
- ideal part of the land plot of 2207 sq.m.

Both stores have shop windows and separate entrances from Stabu Street. The apartment/office also has a separate entrance from the street.

Autonomous gas heating. The building is completely renovated: new roof, windows, facade of the house are replaced and insulated, all communications (water, sewage, electricity) are replaced.



ID: LV-30209  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+37129128323

In the courtyard there is a closed parking, 11 parking lots.

The parking is equipped with a barrier and a remote video surveillance system.

All premises are leased and bring a steady income. ROI up to 9%.

Please contact us for more information.

**Contacts:**

**Julia Barsukova**

**GSM:** +37129128323

(Viber, WhatsApp)

**E-mail:** julia@mgroup.lv