



ID code: **9125**  
Location: **Riga / Centre / Stabu**  
Type: **House ownerships**  
House type: **Historical building**  
Floor: **4/4**  
Size: **980.00 m<sup>2</sup>**  
Land area: **566.00 m<sup>2</sup>**  
Year built: **1920**  
Internet: **Yes**  
TV: **Yes**  
Parking: **Yes**  
**Price:** **To buy: 630 000 EUR**



## Description

Property for sale - an investment object located in Riga center, Stabu street.

The property consists of 2 buildings, that are situated on a land plot of 566 m<sup>2</sup> - a 4-storey facade building and a 3-storey building in the yard, both built in 1920.

There are total number of 18 apartments, of which 6 are one-room apartments and 12 are two-room apartments. 15 apartments are rented out and three 2 room apartments need renovations.

All new communications are installed in the buildings - new electricity wires, plumbing and heating sistem.

The current year's return after real estate and income taxes is 7.5%. Future yield after renovation of three more apartments, based on realistic estimates, will be 8.8%.

There is a possibility to build a roof floor for the facade building, obtaining additional living space.

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