



ID code: **3444**
Location: **Riga / Centre / Stabu**
Type: **Commercial premises, Investment projects**
House type: **Renovated house**
Floor: **-/3**
Size: **406.00 m²**
Land area: **2207.00 m²**
Heating: **Autonomous gas heating**
Sewage: **Municipal (Rīgas ūdens)**
Water: **Municipal (Rīgas ūdens)**
Internet: **Yes**
Parking: **Yes**
Alarm system: **Yes**
Price: To buy: 425 000 EUR

Description

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.

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.

Julia Barsukova

Sales and Investments Associate

GSM: +37129128323,

E-mail: julia@mgroup.lv