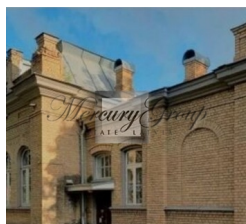


ID code: **20613**  
Location: **Riga / Centre / Andrejostas**  
Type: **Commercial premises, Investment projects**  
House type: **Individual project**  
Rooms: **20**  
Floor: **3/3**  
Size: **1050.00 m<sup>2</sup>**  
Land area: **2500.00 m<sup>2</sup>**  
Parking: **Yes**  
Price: **To buy: 1 500 000 EUR**



## Description

We offer an opportunity to acquire investment object "Krasta stacija", located in Riga, Andrejostas Street 27, within the territory of the historical center of Riga.

The "Krasta stacija" building was built in 1903 and is a typical example of "brick style" architecture. The largest repairs to the building were made in 1947, 1980, and 2008. It is located in the Riga Center protection zone area and is under protection of UNESCO World Heritage Site No. 852.

The building is technically stable and safe, interior renovation is required. The building has several entrances that provides possibility of individual layout of the premises according to your requirements and ideas. (Possible office layout from our architect in the sketches attached below). Renovation project documentations are available.

Building structure: Foundation - reinforced concrete, Walls - bricks, Floors/Roof - wood.

The seller will provide all new city communications connections, including city central heating (Rīgas Siltums), city central water and sewerage connection, separate electricity supply (up to 250A are available), it is also possible to connect a central gas pipeline.

On the first floor it is possible to create spacious rooms with high ceilings (4m), which have a very wide range of usage.

Building 1st floor area - 850m<sup>2</sup>, 2nd floor area - 100m<sup>2</sup> and basement - 100m<sup>2</sup>,

The area of the land plot will be 2450 m<sup>2</sup>, where 10 parking lots can be built, as well as ~ 20 parking lots are available on Andrejostas Street.

Additional opportunity "Leaseback" scenario - lease agreement for up to 10 years period, leasing all or part of the "Krasta stacija" project from a new owner.

The "Krasta stacija" is located in the center of Andrejsala and is one of Riga Port City development projects. The Riga Port City project concept will set the stage for several scenarios of development, and demonstrates the maximum development opportunities of this Riga center area.

Riga Port City's total area of development is 470 000 square meters, including residential, commercial and leisure projects, parks and playgrounds, public parking and quality urban public space.

The concept will consider the country's economic growth forecasts, Riga's development opportunities and trends. Investment environment, real estate market, infrastructure and transportation issues are being thoroughly analyzed, as well as foreign experience in the development of former port areas. Attention is dedicated to the assessment of air quality, noise level and wind effect.

The 4, 5 km waterfront in Riga Port City will be public, including direct water access, promenades along the riverside.

Call to arrange sightseeing times and to get more information about the "Krasta stacija" project.

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