



ID: 3444 WWW.ESTATELATVIA.COM TEL./VIBER/WHATSAPP: +37129128323







ID code: 3444 Location: Riga / Centre / Stabu **Commercial premises**, Type: **Investment projects** House type: **Renovated house** Floor: -/3 406.00 m² Size: 2207.00 m² Land area: 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.

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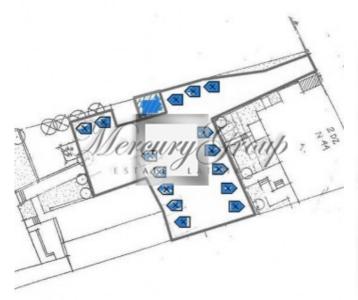
All premises are leased and bring a steady income. ROI up to 9%.

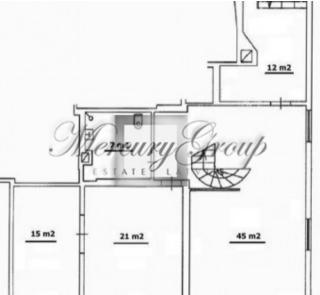
Please contact us for more information.

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