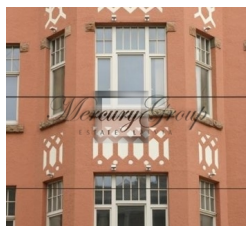




ID : **4674**
Location: **Riga / Centre /**
Type: **Investment projects, House**
ownerships
House type: **Historical building**
Floor: **-1/5**
Size: **957.00 m²**
Land area: **1301.00 m²**
Year built: **1907**
Sewage: **municipal**
Water: **municipal**
Parking: **Yes**
Price: **To buy: 1 750 000 EUR**



Description

The property is historical 5-storey administrative building with retail premises on 1st floor and land plot, known as one of Latvian architect's A.Vanags works in National Romantic style. Currently building is in average condition, office part requires investments. Retail premises are leased out, office premises are preserved.

Property: land plot, administrative building

- Land plot area: 1 301 sqm
- Total building area: 957.8 sqm
- Type/class: B
- Retail use: 119.7 sqm
- Year of construction: 1907.
- Office use: 605.8 sqm
- Number of floors: 5 + basement
- Basement: 111.7 sqm
- Occupancy: 15% of GLA
- Common use: 120.6 sqm
- Territory parking: ~ 40 lots
- No heating (disassembled).



Floor	Premises	Area, sqm.	Use	Status
1	001	24.4	retail	leased
-1	001	20.3	basement, warehouse	leased
1	002	95.3	retail	leased
-1	002	91.4	basement, warehouse	vacant
2	003	150.0	office	vacant
3	004	154.3	office	vacant
4	005	152.9	office	vacant
5	006	148.6	office	vacant

The property is located on Kr.Barona street - one of the active streets in the city centre, attractive location for ground floor retail. Property is located in city centre, surrounded by similar use buildings.

Location includes well-developed infrastructure and good public transportation. Located in the city Historical centre. Distance to: Riga International Airport - 10 km, Riga Passenger Terminal - 2.5 km, Central Bus and Railway Stations - 1 km.

There is no elevator in the building. Utilities: central supply of cold water, sewage, electricity; available connection to city heating system; 1 staircase, attic floor is not renovated, basement height - 2.40 m; Development potential - renovation of attic floor.

Land plot on yard is leased for parking use.

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