



ID code: **7974**
Location: **Riga / Mezciems / Gallezera**
Type: **Commercial premises**
Floor: **1/2**
Size: **11383.00 m²**
Land area: **25021.00 m²**
Parking: **Yes**
Price: **To buy: 4 800 000 EUR**



Description

For sale are offered successful Operating trade centre building in one of the most densely populated district. Excellent public, retail and services infrastructure, easy access and commute from Riga city centre.

Shopping center with total area 11 383 sq.m including:

- two-storey trade centre (about 9,000 m²), including:
 - * Rented retail area on ground and 2nd floor (6,500 m²);
 - * Not used underground floor (2,410 m²);
 - Warehouses – 2,266 m².
- Land plot with total area 25,021 m².

Operating trade centre are rented out for this tenants:

- Food chain RIMI – 740 m²;
- Drogas – 200 m²;
- Latvijas pasts – 210 m².
- Etc.

Other premises are rented out to local companies.

Not used underground floor.
Warehouses – partly rented out

DEVELOPMENT POTENTIAL: Option 1: Reconstruction and rent out of vacant premises (including underground floor) could give additional net cash flow growth

Option 2: To construct up to 100,000 sq. m. of aboveground office and/or residential space. Allowed height is 17 floors.

ANNUAL NET CASH FLOW:
≈ 380,000 EUR

CURRENT YIELD:
≈ 8%



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