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|----------------------|-----------------------------------------------------------------------------------------------|
| <b>ID code:</b>      | <b>7434</b>                                                                                   |
| <b>Location:</b>     | <b>Riga / Centre / Stabu</b>                                                                  |
| <b>Type:</b>         | <b>House ownerships,<br/>Commercial premises,<br/>Investment projects<br/>Renovated house</b> |
| <b>House type:</b>   | <b>15</b>                                                                                     |
| <b>Rooms:</b>        | <b>1/2</b>                                                                                    |
| <b>Floor:</b>        | <b>542.00 m<sup>2</sup></b>                                                                   |
| <b>Size:</b>         | <b>Yes</b>                                                                                    |
| <b>Internet:</b>     | <b>Yes</b>                                                                                    |
| <b>TV:</b>           | <b>Yes</b>                                                                                    |
| <b>Parking:</b>      | <b>Yes</b>                                                                                    |
| <b>Alarm system:</b> | <b>Yes</b>                                                                                    |
| <b>Price:</b>        | <b>To buy: 500 000 EUR</b>                                                                    |



## Description

For sale are offered an autonomous 2-storey wooden building with business in the center of Riga at the crossroads of Stabu / Baznīcas street.

The first Before\_Party Interactive Bar in Europe. This concept is popular among young people, adolescents and parents with children. With great porosity.

The total area of the property is 542 m2, consisting of:

0 floor 152m2 warm cellar divided into 2 large rooms and 3 small (suitable for commercial operation)

1st floor 255m2 restaurant with utility room.

2 floor 135 m2 divided into 7 office premises.

The house is sold with business - the interactive bar "Stolica" on the 1st floor of the building. 1st floor is rented, on the 2nd floor there are 7 office premises that can be rented and increased profitability.

Restaurant 240m2 is fully equipped. There are a number of stable clients, with a stable income of 9000 to 15000 EUR per month. The kitchen is equipped with all the appliance and documents. 6 Interactive Rooms with Game Console Play Station 4, 21 Game-pad, 6 TVs LG LED and licensed assortment of Blu-ray Games. Banquet hall up to 35 pers. + Terrace. 2 separate rooms for staff and office, as well as separate toilet.

The building is not an architectural monument, it is possible to build a property up to 5 floors. All amenities and communications are available, independent (regulated) boiler. Inside the building there are 4 car parks.

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