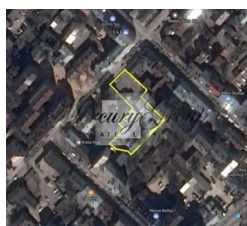




ID code: **7035**  
Location: **Riga / Centre / Krasotaju (Centre)**  
Type: **Investment projects**  
Size: **1900.00 m<sup>2</sup>**  
Internet: **Yes**  
Parking: **Yes**  
Price: **To buy: 800 000 EUR**



## Description

For sale is offered investment complex, consisting of two plots of land.

The complex is located in a quiet center, near the parks Griniņkalns and Ziedoņdārzs as also reconstructed center "Koka Rīga".

The very convenient transport location.

One part – 1100 m<sup>2</sup> of land with complex, consisting of offices, warehouse and production rooms as also sauna and swimming pool (with total area 1500m<sup>2</sup>). Was made renovation of the heating system and building insulation, this reduced the heating costs by three times.

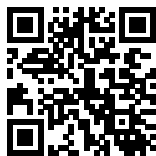
Second part – 800 m<sup>2</sup> of land with ready hotel's project (possible to rebuild to an apartment house) for ~2000 m<sup>2</sup> area and 37 rooms with building permit up to 2022 (red stamp).

There are two big empty plots of land nearby, this allows to build practically new quarter.

According to the latest assessment, the value of property is 797 000 Eur, which not contain the sum of 800 000 EUR from the hotel's project realization. The total investment portfolio assessment is 1 400 000 EUR.

Was made the office rooms renovation. The complex is rented with an annual income of 8%.

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