



ID code: **9252**  
Location: **Riga / Old Town / Aspazijas bulv.**  
Type: **Commercial premises, House ownerships**  
House type: **Renovated house**  
Floor: **4/4**  
Size: **3012.70 m<sup>2</sup>**  
Land area: **746.00 m<sup>2</sup>**  
Internet: **Yes**  
Alarm system: **Yes**  
Intercom: **Yes**  
Price: **To buy: 6 500 000 EUR**



### Description

For sale is offered office center on the border of Old Town - on one of the biggest and most prestigious streets in Riga- Aspazijas Bulvaris.

Office center was recently renewed and now is leased and brings 5 % ROI. Property might be developed and its usable area might be increased by creating extra mansard floor ( building size will increased up to 3286/1 m2) and elevator.

Currently total size of the building is 3012.7 m2

Usable area- 2391.25 m2

Size of the Land - 735.6 m2

Property is leased as office centre to different companies and has few commercial premises on the first floor.

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