

## RIVERSIDE - D \ Invest - 987 m<sup>2</sup> - Units L0.1 + L1.1



### Characteristics of the property

Name	RIVERSIDE - D
Address	Boulevard International 55 / D
Town	1070 Anderlecht
Flood zone	not located in a flood zone
Year of construction	1990
Price range	From 456.000 € to 1.600.000 €
Surface area range	From 480 m <sup>2</sup> to 987 m <sup>2</sup>
Number of floors	2
Unit(s) type	Offices, Mixed spaces
Soil certificate	Yes
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes
Outdoor parking	Yes

## Property features

Reference	RIVERSIDE - D \ Invest - 987 m <sup>2</sup> - Units L0.1 + L1.1
Address	Boulevard International 55 / D 1070, Anderlecht
Sales price	1.600.000 €
Type of units	Offices, Mixed spaces
Total surface area (m <sup>2</sup> )	987 m <sup>2</sup>
Disabled access	Yes
Floor	0+1
Available	at the contract
Number of outdoor parking(s)	25
Gross yield (%)	9,36
Yearly income	149.778 €
Initial lease term	4-8
EPB (class)	In progress
Elevator	Yes
Kitchen	Yes
Toilets	private
Sectional door	Yes

## Description

**\*\*DIRECT FROM THE OWNER\*\*** - Modern office building located in the Riverside Business Park including 462m<sup>2</sup> of multipurpose space / offices on the ground floor and 525m<sup>2</sup> offices on the first floor. The ground floor is equipped with a sectional door. The whole has double glazing, aluminium frames, partially plain carpet, false ceilings, false floor, and cable trays.

The first floor has also airco. Rented to two connected tenants. Initial lease term: 4/8.  
Annual rent: 149.778 € . Gross yield: 9,36 %.  
25 outdoor parking spaces included.

Very good accessibility: very close to the Ring (exit 17), close to Brussels, and within walking distance of the train (Forest-Midi). Shuttle available to Bruxelles-Midi Railway Station. Metro 1B "La Roue" within walking distance. (Ref: Riverside Business Park / D - Invest - L0.1 + L1.1)

## Contact



**Steven Sagman**

CCO

[ss@growners.be](mailto:ss@growners.be)

+32 470 10 48 41

Non contractual document

**GROWNERS S.A.**

Ch. de Louvain 431F

B-1380 Lasne

+32 2 357 33 10

info@growners.be

BE0860.002.790

