

## RIVERSIDE - E / Invest 525 m<sup>2</sup> - L1.1



### Characteristics of the property

Name	RIVERSIDE - E
Address	Boulevard International 55 / E
Town	1070 Anderlecht
Flood zone	not located in a flood zone
Year of construction	1990
Price range	From 228.000 € to 850.000 €
Surface area range	From 240 m <sup>2</sup> to 765 m <sup>2</sup>
Number of floors	2
Unit(s) type	Mixed spaces, Offices
Soil certificate	Yes
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Access control	Yes
Outdoor parking	Yes

## Property features

Reference	RIVERSIDE - E / Invest 525 m <sup>2</sup> - L1.1
Address	Boulevard International 55 / E 1070, Anderlecht
Sales price	850.000 €
Type of units	Offices
Total surface area (m <sup>2</sup> )	525 m <sup>2</sup>
Floor	+1
Available	at the contract
Number of outdoor parking(s)	13
Gross yield (%)	9,14
Yearly income	77.732 €
Initial lease term	9 years
EPB (kWh/m <sup>2</sup> /year)	205
EPB (class)	C
Elevator	Yes
Kitchen	Yes
Toilets	shared

## Description

**\*\* DIRECT FROM OWNER \*\*** - Great investment opportunity in modern office building located in the Riverside Business Park in Anderlecht!

525m<sup>2</sup> of offices on the 1st floor. Equipped with double glazing, aluminum windows and partly air conditioning, fixed carpet, suspended ceiling, raised floor and cable ducts. Common kitchenette available.

Rented to a single tenant. Initial lease term: 9 years. Annual rent : €77,732 (excl.charges). 13 outdoor parking spaces included. Gross return: 9.14%.

This Park is located near the Ring (exit 17), a breath away from Brussels, and within walking distance you will find the Train (Vorst-Zuid). There is a shuttle service to and from Brussels South train station. Metro 1B Het Rad is within walking distance. Outdoor parkings and other units available.

For more information, please contact Steven Sagman on 0470/10.48.41 or by email (ss@growners.be).

(Ref : Riverside - E / Invest 525 m<sup>2</sup> - L1.1)

## Contact



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Non contractual document

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