

RIVERSIDE - F / Invest 2.455 m² - Total building



Characteristics of the property

Name	RIVERSIDE - F
Address	Boulevard International 55 / F
Town	1070 Anderlecht
Flood zone	not located in a flood zone
Year of construction	1990
Price range	From 580.000 € to 4.000.000 €
Surface area range	From 480 m ² to 2.455 m ²
Number of floors	2
Unit(s) type	Offices, Mixed spaces
Soil certificate	Yes
Elevator	Yes
Air conditioning	Yes
Access control	Yes
Outdoor parking	Yes

Property features

Reference	RIVERSIDE - F / Invest 2.455 m ² - Total building
Address	Boulevard International 55 / F 1070, Anderlecht
Sales price	4.000.000 €
Type of units	Offices, Mixed spaces
Total surface area (m ²)	2.455 m ²
Floor	+0+1+2
Available	at the contract
Number of outdoor parking(s)	69
Commentaire parkings	5 of whom are in precarious employment
Gross yield (%)	9,29
Yearly income	371.433 €
Business activity of tenant	3 different tenants - Vacant area of 480 m ²
EPB (kWh/m ² /year)	204
EPB (class)	C
Elevator	Yes
Kitchen	Yes
Toilets	shared
Sectional door	Yes

Description

Great investment opportunity !

****DIRECTLY FROM THE OWNER**** - Modern office building (2,455m²) located in Riverside Business Park in Anderlecht with 924m² of multipurpose space/offices on the ground floor and 1,531m² of offices on the first and second floors.

This ground floor has two sectional doors and is divisible. Double glazing and aluminum frames and partially airconditioned, plain carpet, false ceilings, false floor and cable trays and kitchenette.

Leased to three tenants. One same tenant (present since 2012) on the ground floor (924m²). Initial lease term: 7/9 years. Annual rent: €163,891, including 24 parking spaces. A second on one half of the first floor (525m²). Initial lease term: 6/9 years. Annual rent: €91,420, including 20 parking spaces + 5 additional precarious parking spaces. One third on the other half of the first floor (525m²). Initial lease term: 6/9 years. Annual rent: €86,122, including 20 parking spaces. The second floor (480m²) is available for lease and is divisible.

Rental income : €341.433/year (excluding charges) + expected rental income on the vacant units (€30,000/year) = €371,433/year. Gross yield : 9,29% (incl. vacant units).

Possibility of additional parking (€7,000/pkg).

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. Metro 1B La Roue within walking distance.

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

(Ref : RIV / F – Invest – Total building)

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Non contractual document

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