

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



### 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 <sup>2</sup> to 2.455 m <sup>2</sup>
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 525 m <sup>2</sup> - Unit L1.1
Address	Boulevard International 55 / F 1070, Anderlecht
Sales price	1.050.000 €
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)	20
Commentaire parkings	+ 5 additional precarious parking spaces
Gross yield (%)	8,70
Yearly income	91.420 €
Initial lease term	6-9
Elevator	Yes
Kitchen	Yes
Toilets	shared

## Description

Great investment opportunity !

**\*\*DIRECTLY FROM THE OWNER\*\*** - In a modern office building located in the Riverside Business Park in Anderlecht, 525m<sup>2</sup> of offices on the first floor. Equipped with double glazing, aluminum windows, partly air conditioning, fixed carpet, suspended ceiling, raised floor and cable ducts. Common kitchenette available.

Leased to one tenant. Initial lease term: 6/9. Annual rent : 91.420 €. 20 outdoor parking spaces included. + 5 additional precarious parking spaces. Gross return: 8.70%.

This Park is located near the Ring (exit 17), a breath 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 parking and other units available.

(Ref : Riverside Business Park F – Invest 525 m<sup>2</sup> - L1.1)

## Contact



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Non contractual document

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