RIVERSIDE - F / Invest 525 m² - Unit R1.1

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 m² to 2.455 m²
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 m² – Unit R1.1
Address	Boulevard International 55 / F 1070, Anderlecht
Sales price	990.000 €
Type of units	Offices
Total surface area (m²)	525 m²
Floor	+1
Available	at the contract
Number of outdoor parking(s)	20
Gross yield (%)	8,70
Yearly income	86.122 €
Initial lease term	6-9
Business activity of tenant	
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, 525m² 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 same tenant. Initial lease term: 6/9. Annual rent : 86.122 € (excl.charges and free rent periods). 20 outdoor parking spaces included. 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 spaces and other units available.
(Ref : Riverside Business Park F – Invest 525 m² - R1.1)

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