

## RIVERSIDE - F / Invest 924 m<sup>2</sup> - Units L0.1 + R0.1



### 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 1.930.000 €
Surface area range	From 480 m <sup>2</sup> to 924 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 924 m <sup>2</sup> - Units L0.1 + R0.1
Address	Boulevard International 55 / F 1070, Anderlecht
Sales price	1.930.000 €
Type of units	Offices, Mixed spaces
Total surface area (m <sup>2</sup> )	924 m <sup>2</sup>
Floor	+0
Available	at the contract
Number of outdoor parking(s)	24
Gross yield (%)	7,79
Yearly income	150.379 €
Initial lease term	10 years
EPB (kWh/m <sup>2</sup> /year)	204
EPB (class)	C
Elevator	Yes
Kitchen	Yes
Toilets	shared
Sectional door	Yes

## Description

Great investment opportunity !

**\*\*DIRECTLY FROM THE OWNER\*\*** - Riverside Business Park. 924m<sup>2</sup> multipurpose room / offices on the ground floor. The ground floor has 2 sectional gates and is stackable. Double glazing, alu windows, partly air conditioning, fixed carpet, suspended ceiling, raised floor and cable ducts. Common kitchenette.

1 tenant. Initial lease term: 10 years. Rental incom: 150.379 €. Gross Yield : 7,79%. 24 outdoor parking spaces incl.

Shuttle service from and to station. Metro 1B Het Rad within walking distance. (Ref: Riverside Business Park F - Invest 924 m<sup>2</sup> - L0.1 + R0.1)

## Contact



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Non contractual document

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