

RIVERSIDE - G / Invest 804 m² - Units R0.1 + R0.2 + R2.1



Characteristics of the property

| | |
|----------------------|---|
| Name | RIVERSIDE - G |
| Address | Boulevard International 55 / G |
| Town | 1070 Anderlecht |
| Flood zone | not located in a flood zone |
| Year of construction | 1990 |
| Price range | From 700.000 € to 1.580.000 € |
| Surface area range | From 585 m ² to 866 m ² |
| Number of floors | 2 |
| Unit(s) type | Offices, Mixed spaces |
| Soil certificate | Yes |
| Elevator | Yes |
| Heating type | Gas |
| Air conditioning | Yes |
| Access control | Yes |
| Outdoor parking | Yes |

Property features

| | |
|--------------------------------------|--|
| Reference | RIVERSIDE - G / Invest 804 m ² - Units R0.1 + R0.2 + R2.1 |
| Address | Boulevard International 55 / G 1070, Anderlecht |
| Sales price | 1.400.000 € |
| Type of units | Offices, Mixed spaces |
| Total surface area (m ²) | 804 m ² |
| Floor | 0+2 |
| Available | at the contract |
| Number of outdoor parking(s) | 35 |
| Gross yield (%) | 7,68 |
| Yearly income | 107.602 € |
| Initial lease term | 3-6-9 |
| EPB (kWh/m ² /year) | 240 |
| EPB (class) | C- |
| Elevator | Yes |
| Kitchen | Yes |
| Toilets | shared |
| Sectional door | Yes |

Description

**** DIRECT FROM THE OWNER **** - Great investment opportunity! Modern office building located in Riverside Business Park. 523m² of multipurpose space / office on the ground floor and 281m² offices on the 2nd floor. The ground floor has a garage door. Double glazing and aluminium frames and, for part, airco, plain carpet, false ceilings, false floor and cable trays. Common kitchenette.

Rented to a single tenant. Initial lease term: 3/6/9. Annual rent: 107.602 € (excl.charges). Gross yield: 7,68%. 35 outdoor parking spaces included.

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 available from / to Bxl-Midi. Metro 1B La Roue within walking distance.

(Ref : Riverside - G / Invest 804 m² - R0.1 + R0.2 + R2.1)

Contact



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Non contractual document

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