

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 (%)	7,44
Yearly income	104.190 €
Type of lease agreement	3-6-9
Start of lease agreement	01/05/2021
Break	30/04/2024
Break	30/04/2027
End of lease agreement	30/04/2030
Business activity of tenant	Chemical distributor
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 active in the chemical sector. Annual rent: 104.190 €. 35 outdoor parking spaces included. Start 3/6/9 years lease: 01.05.2021. Gross yield: 7,44%.

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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