

RIVERSIDE - K / Invest 467 m² - Unit R0.1



Characteristics of the property

Name	RIVERSIDE - K
Address	Boulevard International 55 / K
Town	1070 Anderlecht
Flood zone	not located in a flood zone
Year of construction	1990
Price	750.000 €
Area surface	467 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 - K / Invest 467 m ² - Unit R0.1
Address	Boulevard International 55 / K 1070, Anderlecht
Sales price	750.000 €
Type of units	Offices, Mixed spaces
Total surface area (m ²)	467 m ²
Floor	+0
Available	at the contract
Number of outdoor parking(s)	13
Gross yield (%)	10,00
Yearly income	77.725 €
Specific lease agreement	4-7-9
Start of lease agreement	01/03/2021
Break	28/02/2025
Break	29/02/2028
End of lease agreement	28/02/2030
Business activity of tenant	Company specializing in in-store media marketing
Elevator	Yes
Kitchen	Yes
Toilets	shared
Sectional door	Yes

Description

Great investment opportunity !

****DIRECT FROM THE OWNER**** - Modern office building located in the Riverside Business Park. 467m² of multipurpose space and offices on the ground floor with a sectional door. Double glazing and aluminium frames. Airco (partially), plain carpet, false ceilings, false floor, cable trays and a kitchenette. Rented to a single tenant active in the media sector. Start 4/7/9 yrs. Lease: 01.03.2021. Breaks: 28.02.2025 and 29.02.2028. Annual rent: € 77 725. 13 outdoor parking spaces included. Gross yield: 10%. Very good accessibility: very close to the Ring (exit 17), close to Brussels, and within walking distance of the train (Forest-Midi). Shuttle available to Bruxelles-Midi Railway Station. Metro 1B La Roue within walking distance. Possibility of outdoor parking spaces and other surfaces available.
(Ref: Riverside Business Park – K – Invest 467 m² – R0.1)

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Non contractual document

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