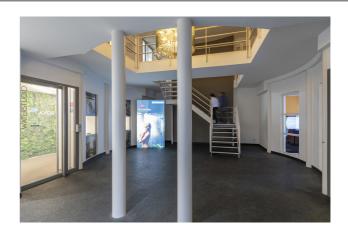


RIVERSIDE - K / Invest 467 m² - Unit R0.1





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 m² |
| 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 m² - Unit R0.1 |
|------------------------------|--|
| Address | Boulevard International 55 / K 1070, Anderlecht |
| Sales price | 750.000 € |
| Type of units | Offices, Mixed spaces |
| Total surface area (m²) | 467 m² |
| 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)

Contact



Peter De Waele Investment & Sales Advisor pdw@growners.be +32 473 38 02 92

GROWNERS S.A.

Ch. de Louvain 431F

B-1380 Lasne +32 2 357 33 10 info@growners.be BE0860.002.790