

RIVERSIDE - F / Invest 924 m²



CHARACTERISTICS OF THE PROPERTY

Name	RIVERSIDE - F
Address	Boulevard International 55 / F 📍 See on the map
Town	1070 Anderlecht
Flood zone	not located in a flood zone
Price range	From 1.930.000 € to 3.500.000 €
Surface area range	From 924 m ² to 2.455 m ²
Number of floors	2
Unit(s) type	Offices, Mixed spaces
Soil certificate	Yes
Elevator	Yes
Air conditioning	Yes
Access control	Yes
Outdoor parking	Yes

Non contractual document

PROPERTY FEATURES

Reference	RIVERSIDE - F / Invest 924 m ²
Address	Boulevard International 55 / F 1070, Anderlecht 📍 See on the map
Sales price	1.930.000 €
Type of units	Offices, Mixed spaces
Total surface area (m ²)	924 m ²
Floor	+0
Available	at the contract
Number of outdoor parking(s)	24
Gross yield (%)	7,08
Yearly income	136.708 €
Type of lease agreement	10 years
Start of lease agreement	01/07/2017
Break	31/08/2027
End of lease agreement	23/03/2029
Type of business activity of tenant	Leader of outsourced services to companies
Elevator	Yes
Kitchen	Yes
Toilets	shared
Sectional door	Yes

Non contractual document

DESCRIPTION

Great investment opportunity !

****DIRECTLY FROM THE OWNER****- Riverside Business Park. 924m² 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 : active in facility management. Rental incom: 136.708 €. Gross Yield : 7,08%. 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 m² - L0.1 + R0.1)

PLANS OF THE UNIT

 [Plan +0](#) (PDF)

<https://www.growners.be/Immeubles/riverside-f/PLANS/RBP-F-Rez-de-chaussee.pdf>

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