

## Centrs, Ģertrūdes iela 2, Latvia

108 000 € 854.43 EUR/m<sup>2</sup>

---

### Basic information

Property type: Office

Rooms: 5

Floor: 1.

Area: 126.4 m<sup>2</sup>

Building type: Wooden

Series:

Elevator: No

Balcony: No



### Additional information

Premises for sale in the active center of Riga, located in a courtyard building. The premises are situated in the basement and on the first floor of a two-story building. The basement occupies 60 m<sup>2</sup>, and the upper floor is 66 m<sup>2</sup>. Both can be completely separated and used autonomously.

Currently, there is a long-term tenant who provides a good cash flow. The basement consists of two rooms and a restroom. The first floor is a three-room office/apartment - it can also be used as residential space and could be suitable for renting out.

At the moment, the tenant occupies both floors, but in the future, it is possible to agree that the first floor will be vacated, allowing the new owner to use it at their discretion. The property is in satisfactory condition but would benefit from cosmetic repairs. Both floors have restrooms. Parking is available in the courtyard.

Convenient location, with all necessary infrastructure nearby. A recent valuation has been completed, significantly exceeding the asking price.

For a viewing, please call.

---







