



## Commercial Ground Floor For Sale in Amsterdam



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 18,840,631.61

### Τοποθεσία

Χώρα:	Netherlands
Ταχυδρομικός κωδικός:	QLD 1012SR
Δημοσιεύθηκε:	12/12/2024
Περιγραφή:	Commercial Ground Floor For Sale in Amsterdam Netherlands

Esales Property ID: es5554115

### Property Location

Nieuwezijds Voorburgwal 58  
Units A-D  
Amsterdam  
QLD  
1012SR  
Netherlands

### Property Details

Own a Prime Piece of Amsterdam: Invest in a Multifunctional Commercial Ground Floor

Imagine securing a foothold in the beating heart of Amsterdam. This exceptional commercial building presents a rare opportunity to invest in a prime location, offering versatility, high potential yield, and a dynamic environment for your chosen business venture.

Location, Location, Location: A Gateway to Amsterdam's Bustle



The property occupies a coveted position, nestled between Amsterdam's iconic Central Station and the vibrant Dam Square. This central hub pulsates with energy, attracting tourists and locals alike. It's the perfect address for businesses seeking a high-profile address and foot traffic.

## Accessibility at Your Doorstep

Seamless connectivity is guaranteed. Major tram lines stop mere meters from the property, ensuring convenient access for customers and employees. Additionally, an underground parking facility right outside the front door offers a premium convenience for those arriving by car.

## Surrounded by Vibrancy

The building directly faces the lively Nieuwezijds Kolk, a canal district abuzz with trendy restaurants, charming shops, and renowned hotels. Imagine your business nestled amidst this dynamic tapestry, drawing in customers and fostering a sense of energy.

## A Transformed Streetscape: Appealing to All

The recent upgrade of the street profile has revitalized the area, making it even more attractive for businesses and visitors. This investment in infrastructure signifies the dedication to maintaining the area's vibrancy and fostering its continued success.

## Unlocking High Yields: Seize the Commercial Advantage

One of the most compelling aspects of this property is its commercial designation. Unlike residential options, commercial spaces are free from restrictions on short-stay rentals. This opens up a world of possibilities, allowing you to capitalize on the booming tourist market in Amsterdam.

## Flexible Units for Your Vision

The total capacity allows for overnight stays for up to 30 people once all building activities are finalized. However, the beauty lies in the versatility of the units. Each space is designated for multifunctional commercial use. This allows you to tailor the units to fit your specific business needs, whether you envision a co-working space, a boutique hotel, or a combination of both.

## Low Maintenance, High Returns

The costs associated with body corporate administration and maintenance are remarkably low, averaging around €55 per unit per month. This translates to minimal overhead, allowing you to focus on maximizing your profits.

## Ready to Start, But Room to Tailor

While each unit provides a kitchen or kitchenette along with a bathroom, renovations are to be expected



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depending on your business plan. This flexibility empowers you to create a space that perfectly reflects your vision and brand identity.

## Investing in Your Future

The property is available for purchase as a whole or as individual units. This caters to a wider range of investors, allowing you to choose the investment approach that best aligns with your goals and budget.

Owning this commercial building in Amsterdam presents more than just an investment – it's an opportunity to become part of the city's vibrant fabric. Contact us today to schedule a viewing and take the first step towards establishing your business in one of the most desirable locations in the world!

## ABOUT THE AREA

Golden Age canals lined by tilting gabled buildings are the backdrop for Amsterdam's treasure-packed museums, vintage-filled shops and hyper-creative drinking, dining and design scenes.

## Urban Explorations

Amsterdam's canal-woven core is laced by atmospheric narrow lanes. You never know what you'll find: a tiny hidden garden; a boutique selling witty, stylised Dutch-designed homewares and fashion; a jewel-box-like jenever (Dutch gin) distillery; a flower stall filled with tulips in a rainbow of hues; an old monastery-turned-classical-music-venue; an ultra-niche restaurant such as an all-avocado specialist or one reinventing age-old Dutch classics. Fringing the centre, post-industrial buildings in up-and-coming neighbourhoods now house creative enterprises, from art galleries to craft breweries and cutting-edge tech start-ups, as well as some of Europe's hottest clubs.

## Admiring Art

You can't walk a kilometre without bumping into a masterpiece in the city. The Van Gogh Museum hangs the world's largest collection by tortured native son Vincent. A few blocks away, Vermeers, Rembrandts and other Golden Age treasures fill the glorious Rijksmuseum. The Museum het Rembrandthuis offers more of Rembrandt via his etching-packed studio, while the Stedelijk Museum counts Matisses and Mondrians among its modern stock. And for blockbuster displays, the Hermitage Amsterdam delivers: the outpost of Russia's State Hermitage Museum sifts through its three-million-piece home trove to mount mega exhibitions.

## MAIN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 4 Bathrooms
- \* Stunning Views
- \* Private Parking



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- \* Close to essential amenities such as supermarkets and pharmacies
  - \* Close to many excellent bars and restaurants
  - \* Great base from which to discover other fantastic areas of the Netherlands
  - \* Many excellent sports facilities, walking and cycling areas nearby
  - \* Rental Potential after redevelopment.

Contact us today to buy or sell property in the Netherlands fast online

## Κοινά

Μπάνια: 3  
Τελειωμένα τετραγωνικά πόδια: 300 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/UAJM-T2409/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T2409/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 18703-es5554115

