



## Commercial property in Riga city for sale 2.146.000€

### Informazioni sull'Agente

Nome:	REALAT Ltd
Nome della ditta:	
Nazione:	Latvia
Experience since:	2009
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+371 (67) 210-010
Languages:	Latvian
Sito web:	<a href="https://www.realat.lv">https://www.realat.lv</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 2,146,000

### Posizione

Nazione:	Latvia
Stato / Regione / Provincia:	Riga
Indirizzo:	Marijas iela, 2
Cap:	3239
Pubblicato:	29/03/2021

### Descrizione:

We offer a unique real estate opportunity in the heart of Riga - on Maria Street 2. This historic building was constructed in 1910 and, following renovation, now appears modern and fresh, providing a wide range of possibilities for investors and entrepreneurs.

In this offering, the floors from the 3rd to the 6th are available, providing a total area of approximately 1094 square meters. The 6th floor is particularly noteworthy, as it is a loft floor with wooden beams and decorative wooden ceiling panels that give the rooms a distinctive charm. The building is also equipped with a high-quality air ventilation system and air conditioning, ensuring comfort for all building users.

The building's staircase areas have been carefully designed to accentuate the historical heritage, and there is a modern elevator in the building, providing convenient access to all floors.

Currently, all floors are adapted for office use, offering an open-plan layout in the center and separate small offices around the perimeter.

This is an excellent investment opportunity. Currently, the spaces are set up for office needs, but there is



also a project ready for submission to the building authority for a change of function to residential units. The condition of the spaces is good, and in some places, only cosmetic repairs may be needed. Each floor is approximately 280 square meters and has separate restroom and kitchen areas. The windows mostly face Maria Street.

The building features a passenger elevator, central heating, and a ventilation system has been installed.

According to the territorial planning of the city of Riga, the building is located in a mixed-use center development zone (JC8), where the primary indoor use types include offices, healthcare institutions, multi-apartment residential buildings, and other similar facilities. This is an outstanding investment opportunity with an excellent location in the center of Riga.

## Comune

Dimensione del lotto: 1094.00 mq  
Floor Number: 2

## Room details

Total rooms: 50

## Building details

Numero di piani: 6

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.908.867

