



ID code: **21791**  
Location: **Riga / Imanta / Imantas 8. I.**  
Type: **Commercial premises**  
House type: **Individual project**  
Floor: **1/1**  
Size: **150.00 m<sup>2</sup>**  
Land area: **4400.00 m<sup>2</sup>**  
Year built: **2021**  
Parking: **Yes**  
Alarm system: **Yes**  
**Price:** **To buy: 119 250 EUR**



### Description

Sale of new heated warehouse premises with an area from 150 sq.m. near Zolitude station. Convenient location: 10 minutes to the center, 10 minutes to the airport, 20 minutes to Jurmala. Near the railway station, public transport stops.

The landscaped area of 4400 meters is fenced, gated entrance, large parking lot.

Gas heating with separate meters in each box, video surveillance, security, the premises consist of separate boxes with lifting gates with doors (gate height 4 meters). The height of the premises is 8 meters, so it is possible to install a second (and, if necessary, a third) floor. In addition, in the adjacent area it is possible to install additional storage sheds for another 600 sq. m., and it is also possible to increase the number of parking spaces.

ROI - 10.7%

Plan in PDF attachment.

It is possible to purchase the premises in smaller parts.

Contact us for more details.

### Inna Kolupaeva

Rental and Sales Associate  
GSM: +37127788866,  
E-mail: inna@mgroup.lv







