Office

Croatia, Rijeka





Office building in the centre of Rijeka for sale

Price € 1'500'000 Country Croatia City Rijeka Category Office Property ID **RE-AB-C-RIJEKA** Building area, m² **674** Distance to sea / lake / river, m **500** 6.0 % Yield

Property Info

- Need of renovation
- Property in operation
- Leased

Commercial building for sale in the very centre of Rijeka!

Total floorsplace of this office building for sale is 674 sq.m., actually levels 1,2,3,4, each of 136,6 sq.m. + ground floor.

On each level there is an office space, two wc, hall by the elevator.

On the ground floor there is a space of 102 sq.m. for caffe/bar/restaurant + terrace + hall + shop. Building was built in 2000.

Trade mall Vartek and Korzo street are nearby.

FINANCIAL DATA provided by the Seller:

Revenue - invoiced in 2018 and part of 2019 - 837,611.00 kn - 111 681 eur

 $Consumption - electr.\ energy\ 80,709.00\ kn, - utility\ fee\ 37,390.00\ ekn, - water\ and\ drainage\ 16,380.00\ kn-100.00\ ekn, - water\ and\ drainage\ 16,000\ kn-100.00\ kn, - water\ and\ drainage\ 16,000\ kn-100.00\ kn-100.00$

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garbage collection 16,078.00~kn - current maintenance 6,231.00~kn (elevator, alarm, fire extinguisher inspection ...) - 156,788.00~kn - 20~905~eur Profit before tax - 680~823~kn = 90~776~eur Rentability - 6%.









