



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, m ²	674
Distance to sea / lake / river, m	500
Yield	6.0 %

Property Info

- Need of renovation
- Property in operation
- Leased

Commercial building for sale in the very centre of Rijeka!

Total floorspace 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 cafe/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 -

Office

Croatia, Rijeka

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%.

