



**Sale of Commercial space rented to supermarket SPAR with 5% rentability!**

Price	<b>€ 3'740'000</b>
Country	<b>Austria</b>
City	<b>Vienna</b>
Category	<b>Supermarket</b>
Property ID	<b>CR-20</b>
Building area, m <sup>2</sup>	<b>643</b>
Construction year	<b>2018</b>
Yield	<b>5.0 %</b>

**Property Info**

- Property in operation
- Leased

Commercial space rented to supermarket/SPAR with 5% rentability!

Total area: 643 m<sup>2</sup>

Year of construction: 2018

District of Vienna: 20th

Construction right: 97 years

There are tenants with a refusal to terminate the contract until 2026.

Yield: 5% r.a

Purchase price: 3.740.000 €

Commission: 3% (excluding VAT)

A commercial property with high profitability, which is located in a rapidly developing 20th district on a street

# Supermarket Austria, Vienna

with high traffic.

The premises are rented by a large supermarket chain Spar, which provides the owner with a stable and confident income. Lease agreement with refusal to terminate the contract until 2026.