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# For sale bureau NIKOLAI 10

📍 Pärnu maakond, Pärnu linn, Kesklinn

Income-generating residential-commercial building in the city



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3.	443 m <sup>2</sup>	190 m <sup>2</sup>	645 000 €
floors	total area	plot	1 455.98 € / m <sup>2</sup>

ID	148942
Total area	443 m <sup>2</sup>
Plot	190 m <sup>2</sup>
Form of ownership	apartment ownership
Year of construction	2009
Floors	3
Building material	stone
Cadastral register number:	<u>62510:104:0006</u>
Price range	<b>645 000 €</b>
Price per m2	<b>1 455.98 €</b>



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## Additional data

alarm, electricity, industrial electricity, sauna, shower, water, roof apartment, separate entrance, high ceilings, central water, street entrance, central heating, air conditioner

## Additional information

For sale: The majority share (81%) of a residential-commercial building in the heart of Pärnu, which includes 5 apartment units with a total area of 443 m<sup>2</sup> (the building has 6 apartment units in total). The part for sale consists of office spaces on the basement, first, and second floors (total area 265 m<sup>2</sup>), a commercial space on the second floor (70 m<sup>2</sup>), and a two-story apartment on the third floor (108 m<sup>2</sup>). All spaces are rented with fixed-term leases, making this a suitable investment opportunity. It is also possible to purchase the entire property/building, including the third-floor apartment-office (102.6 m<sup>2</sup>, spanning two levels), owned by a different party.

The office spaces (a total of 3 apartment units) are located in the basement (unit 1 / 94 m<sup>2</sup>), which contains staff rooms; on the first floor with street-facing display windows and direct access (unit 2 / 114.8 m<sup>2</sup>); and on the second floor, with office spaces accessible from the courtyard (unit 3 / 55.9 m<sup>2</sup>). The original use of the second-floor office space was residential, and it can be converted back into a two-room apartment. Lease agreement until 07/2026.

The commercial space on the second floor (unit 4 / 70.1 m<sup>2</sup>) is leased and used as a beauty salon, with access from the courtyard. The original use of this unit was residential, and it can be converted into a two- or three-room apartment. Lease agreement until 02/2029.

On the third floor, there is a three-room apartment with a rooftop terrace (unit 5 / 107.8 m<sup>2</sup>), spanning two floors. The first floor includes a spacious living room-kitchen, bedroom, bathroom-toilet, and sauna. The second floor has an additional open room. There is also access to a rooftop terrace with nice views of the Old Town. Lease agreement until 12/2024.

If you would like more detailed information about the lease agreements or sale objects, please get in touch. A confidentiality agreement is required to obtain detailed information about the lease agreements for commercial spaces.

The apartment units can also be purchased separately, except for units 1 and 2 (the basement and first-floor office spaces), which are sold together. Please contact us for terms of sale.

**\*\*Note:\*\*** If purchasing the entire building, including the courtyard-facing third-floor apartment-office (102.6 m<sup>2</sup>) owned by a different party, the total property price is €835,000.

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KINNISVARAEKSPERT has been operating on the Estonian market since 1993. Our offices are located in Tallinn and Pärnu, and we serve you all over Estonia. Through cooperation partners Nord Prime Capital and Alliance Group UAB, we are also represented in Latvia and Lithuania.

We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

You can find more information at <http://www.kinnisvaraekspert.ee>

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## Location

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