

KINNISVARA  
EKSPERT



# For sale house 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	147672
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>
<b>Price range</b>	<b>645 000 €</b>
<b>Price per m2</b>	<b>1 455.98 €</b>



## JANNO PETERSON

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## Additional data

alarm, basement, electricity, industrial electricity, parquet, kivikatus, 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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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

📍 Pärnu maakond, Pärnu linn, Kesklinn



















