

Commercial property

Rijeka, Kvarner



Ref	RE-AB-C-Rijeka
Type	Commercial property
Region	Kvarner › Rijeka
Location	Rijeka
Front line	No
Sea view	No
Distance to sea	500 m
Floorspace	674 sqm
Price	€ 1 500 000

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Commercial building for sale in Rijeka!

Total floorspace 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:

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 kn, - water and drainage 16,380.00 kn - 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%.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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