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Otopeni | Commercial Spaces

CARACTERISTICS

- **AREA**: Otopeni
- **Usable surface**: 1750 sqm
- **Built surface**: 3056 sqm
- **Land Surface**: 1500 sqm



DESCRIPTION

The commercial center is located in Otopeni, on the main commercial street.
The building is arranged on the Basement + Ground Floor + 1st Floor
There are 2 long-term tenants (18-year contracts)
Lease terms: Closed contracts with successive 3-year renewal periods
Annual indexation and rent increases based on sales performance are included in the lease structure
Current yield: 8.5%
According to projections provided by the tenants (Kik and Sinsay), the stores are expected to reach maturity within the next 2 years.
The anticipated combined rental income (base rent + turnover rent) is estimated at €270,000 – €280,000/year, resulting in a forecasted yield of 10%.
The basement is used as parking; there are also parking places around the building.
Built Area:3,056 sqm
Usable Lease Area: 1,750 sqm
Land Plot: 1,500 sqm

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