

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