REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

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Ramnicu Sarat

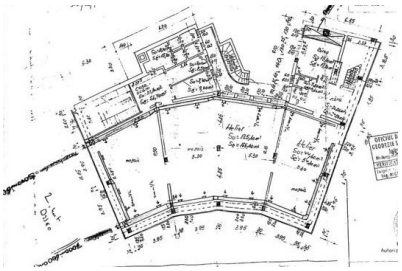
Commercial Spaces

CARACTERISTICS

- **AREA**: Ramnicu Sarat
- **Usable surface**: 1201.6 sqm
- **Land Surface**: 547 sqm
- **Construction year**: 1965
- **Maximum height**: S+P+2E







Layout

Technical Specifications

Land area: 547 sqm

Total usable area of the building: 1,201.6 sqm

Usable area of the ancillary storage unit: approximately 16 sqm

Total building footprint, including the ancillary structure: 349 sqm

Building configuration: Basement + Ground Floor + 2 Upper Floors

Year of construction: approximately 1965

Renovation: 2015

Current use: Department store

Overall condition: Fair

Breakdown of Usable Areas

Basement: 296 sqm

Ground Floor: 275.20 sqm

First Floor: 315.20 sqm

Second Floor: 315.20 sqm

DESCRIPTION

We are pleased to present for sale a commercial property located in the central area of Ramnicu Sarat, with access from two of the town's main streets. Situated in an established urban area, the property represents an investment opportunity, benefiting from its generous floor area and an existing lease agreement.
Property Description
The property comprises an urban plot of land, a commercial building and an ancillary storage unit. The building is currently used as a department store.
Originally constructed around 1965 and renovated in 2015, the building has a basement, ground floor and two upper floors, providing commercial space across four levels suitable for a variety of retail and commercial activities.
The building has a total usable area of 1,201.6 sqm, complemented by an ancillary storage building with a built area of 19 sqm. The property is in fair overall condition.
The 547 sqm plot is classified as urban land for buildings and related uses. The property benefits from street frontage on two main thoroughfares: Victoriei Street and Tudor Vladimirescu Street.
Rental Income Investment
The property is currently leased under a rental agreement valid until October 2031, offering the future owner the opportunity to acquire a commercial asset with recurring rental income.
The monthly rent increases progressively according to the following contractual schedule:
Until June 2027: EUR 3,750/month
From June 2027 to October 2028: EUR 4,500/month
From October 2028 until the lease expires in October 2031: EUR 5,000/month
Investment Opportunity
With its central location, access from two streets, substantial commercial floor area and existing lease agreement, the property is suited to investors seeking to acquire a commercial real estate asset with contractual rental income and long-term value potential.
A centrally located commercial property generating rental income, suitable for inclusion in a real estate investment portfolio.

800,000 EUR + VAT | **11.78 BITCOIN + VAT** | **399.61 ETHEREUM + VAT**

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep