

FOR SALE

Commercial Development Site

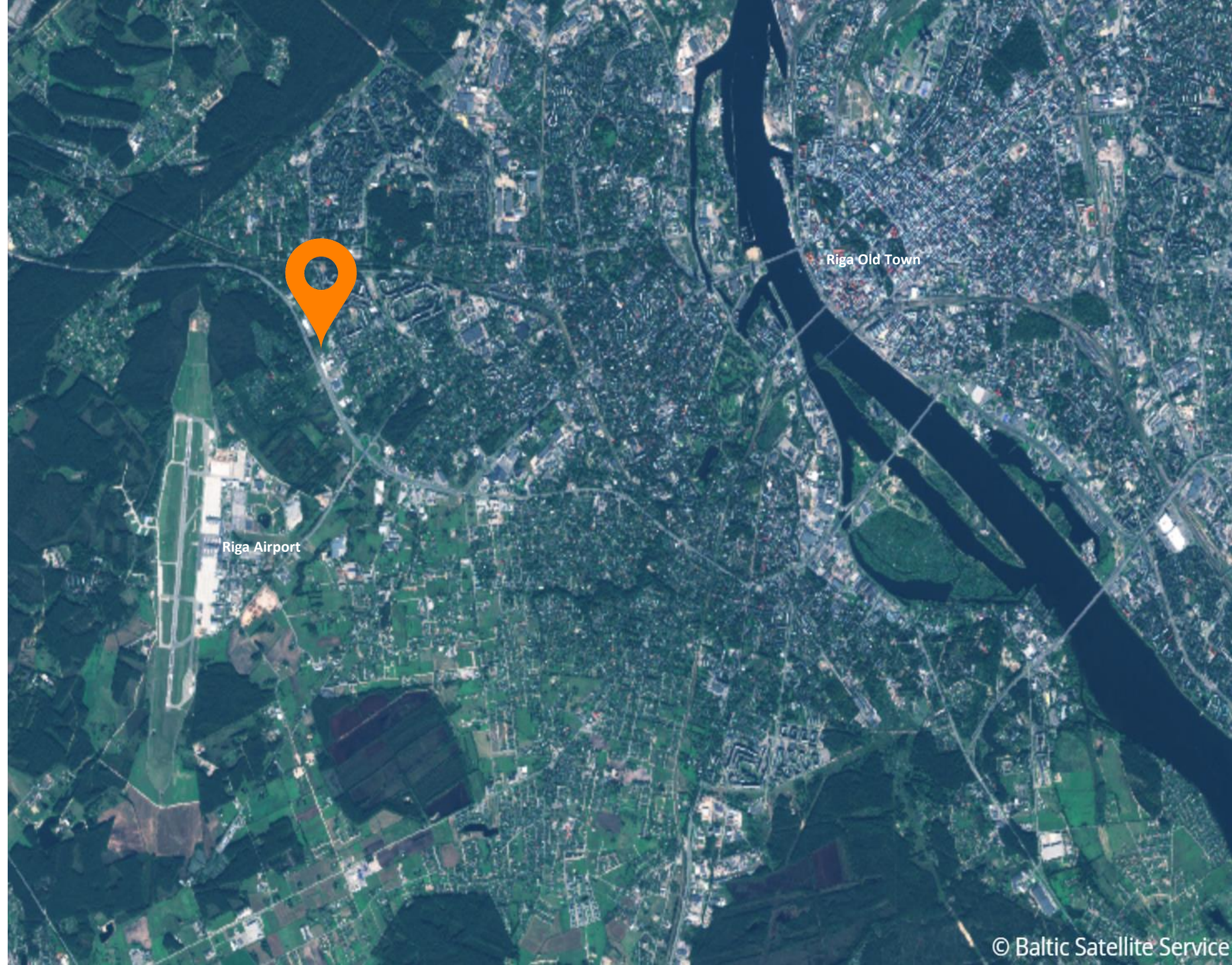
37 RIKSOTAJU STREET
RIGA, LATVIA

SALES PRICE
EUR 1`250`000

CBRE | Baltics

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SALES PROCESS

EXCLUSIVITY MANDATE

CBRE Baltics (CPB Real Estate Services, a part of the CBRE Affiliate Network) have been engaged to act as exclusive agents on behalf of the Seller with sole disposal rights (without a power of attorney) towards third parties in the sales process for real estate located at Rikstaju St. 37, Riga, Latvia which consists of a land plot (Cadastral No. 0100 093 0196) of 19,090 sqm.

SITE VISITS

Potential buyers will be able to access the virtual data room and supporting financial information, covering details about the site and the deal structure.

INDICATIVE OFFERS BY NOVEMBER 30th

Potential buyers are asked to submit a non-binding indicative offer on the basis of the information which has been provided. Potential buyers should comply with every legal and financial requirement for carrying out the transaction (corresponding with regulations set out in Anti-money laundering regulatory enactments and processes).

ADDITIONAL INFORMATION

The Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the site. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE Baltics shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Seller.



MACRO LOCATION HIGHLIGHTS

LATVIA

- Population: 1,86 million as of Q3 2021
- Area: 64,589 sq km
- Sea border: 550 km (all of it fine sandy beach)
- National currency: Euro (since January 2014)
- Affiliations: member of the EU and NATO since 2004

RIGA

- Largest city in the Baltic States
- Strategic location: main transport node between the West and the East, well connected by air, sea and land
- Area: 304 sq km
- Population: ca. 630,000 (over 1 million in metro area) as of September 2021



MICRO LOCATION

LOCATION – JURMALA HIGHWAY ROADSIDE PROPERTY

The potential development site (further in the text- the Property) is located right on the major city artery– Karla Ulmana avenue. Granting high bypassing traffic going outside the city Karla Ulmaņa avenue is beginning of one of major highways in Latvia A10 – Tukums – Talsi – Ventspils well connected with A5 and A9 – Saldus – Liepāja. Granting best access to Kurzeme regional cities as from logistics perspective.

Good accessibility by private and public transport: public transportation stops are located close to the Property.

The nearby business environment is dominated by retail. Main retail units nearby- Orange (cash&carry), Maxima, Sky, Rimi, SC Spice, DIY DEPO and K Senukai, PFS CircleK and VIADA, car retailers WESS Motors and Moller Auto as well as drive through fast food chains such as Hesburger and McDonalds.

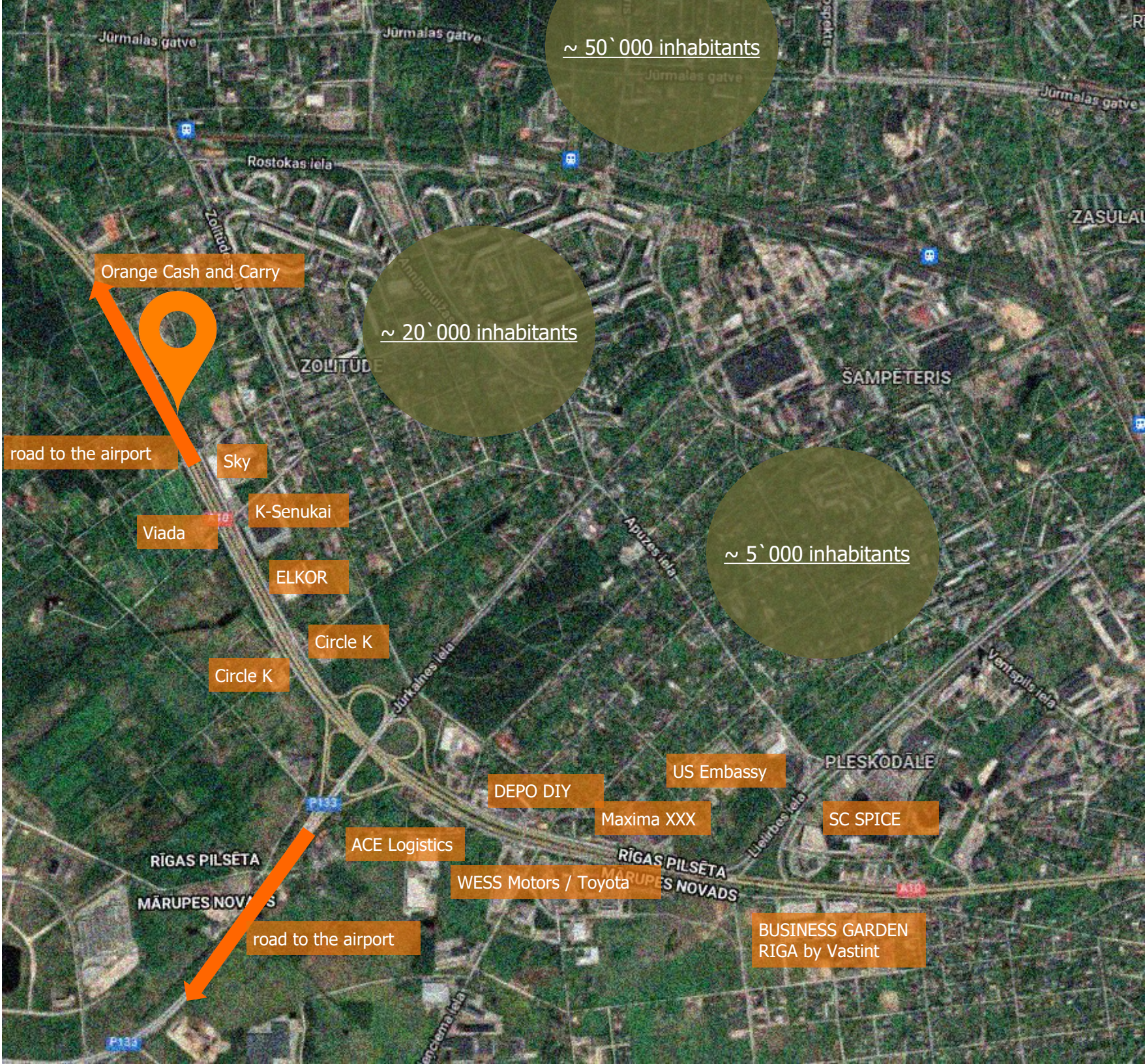


DISTANCES TO:

SC Spice	4 km or 7 min walk
Monument of Freedom	19 km or 26 min drive
Riga Railway Station	20 km or 28 min drive
Riga Airport	4.7 km or 7 min drive
Jurmala	10 km or 8 min drive



Click to open in Google Maps



DEVELOPMENT POTENTIAL

ADDRESS	37 Riksotāju iela street, Riga / Ulmana gatve
LAND AREA*	19,090 sqm
CADASTRAL NUMBER	0100 093 0196
PROPERTY TYPE	Development land plot
SEGMENT	Commercial development: Commercial
MAXIMUMS NUMBER OF STOREYS	5
MAXIMUM NCONSTRUCTION VOLUME	34,200 sqm (with max intensity 180%)
PRICE	EUR 1`250`000

