



Virginia Benoit Cassou

CENTURY 21

Alpha

ID: 3184

vbenoit@c21alpha.com.uy
+59899896569



Offices for Sale

ACEVEDO DIAZ 1517 Tres Cruces, Montevideo



Sale: US\$ 188,000

Maintenance incluido en el precio: 3,565

Property type: Offices

Operation: Sale

- **Land:** 79.4 sqm
- **Building:** 54.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 10
- **Land:** regular
- **Condition:** Excellent

- **Number Of Houses:** 20
- **Construction Quality:** High

- Water
- Pavement

- Sewer
- Phone

- Electricity

- Internet

Property status

State: Excellent

Age: 2021

Without Mortgage: Yes

Description

Spectacular office-commercial premises with 1 large garage (5.2 by 2.5 meters) and 1 large 12 m2 warehouse (box) in Atlantico III Building with a few years of construction, rented to a company in the Developer and Construction sector all for US\$ 1,000 as minimum until Dec'25, with a guarantee of 5 rental deposits and increase by annual CPI from the year of the signing of the purchase and sale.

The premises are located, as well as the garage and warehouse, in the ATLANTICO III building, on Acevedo Diaz between Brandzen and Ana Monterroso, on the ground floor, with spectacular finishes.

The premises are accessed through the hall of the building which is monitored with video cameras and with a 24-hour response.

The premises have 50.92 m2 and also have a large bathroom of 4.46 m2.

* Sold fully equipped as seen in the photos:

- Full kitchenette with appliances (refrigerator and microwave)
- 2 Vivion Brand Inverter A/C Air Units
- 5 closets and custom furniture as shown in the photos in 18 mm white MDF wood.
- Armored entrance door to the premises with 11 security locks.
- Wide opening in front of the Building made of aluminum with DVH Glass imported from Spain, Technal brand, externally a system of wooden slats from Itabua that act as a design fence and at the same time form part of the façade of the Building
- WIFI installation and Alarm System already in operation.

*** The Building has SUM on the 11th floor, garages and bicycle racks in the basement, video intercom and video cameras with 24-hour response.

Current rental U\$S 1,000/month - includes fully equipped premises plus 1 garage and 10 m2 storage room on the ground floor

Real estate contribution, 3 installments of \$4,765-

Primary, 3 installments of \$1,600-

Annual Reserve Fund: \$3,625-

Real estate fees 3% + VAT

Annual profitability approx. 6.7%.

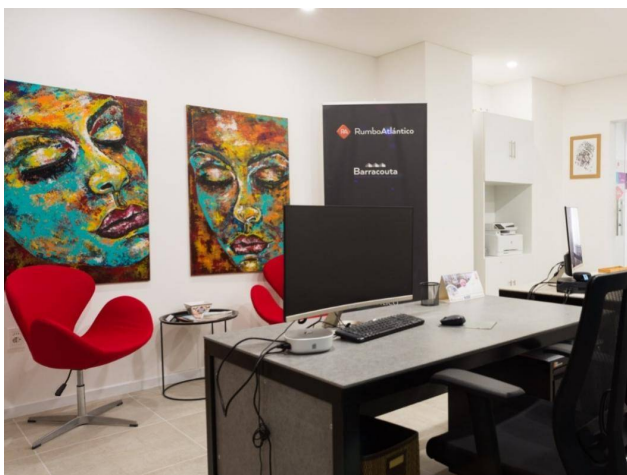
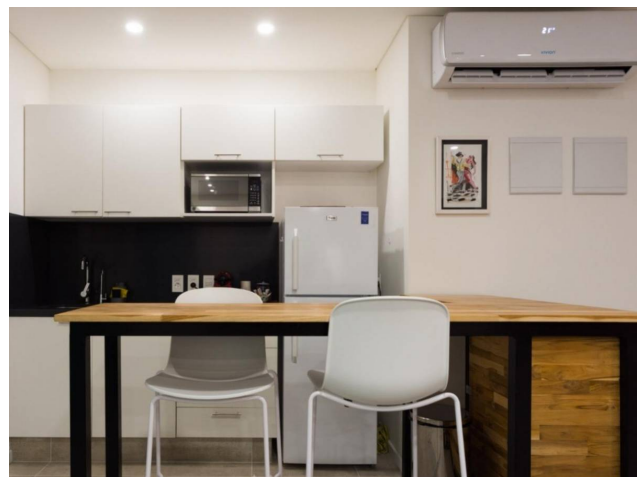
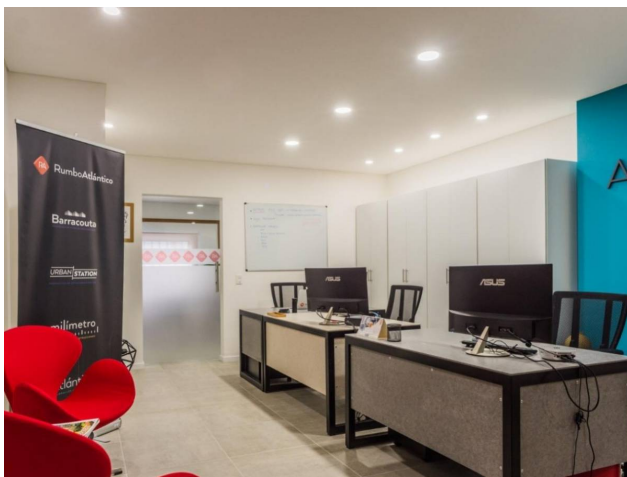
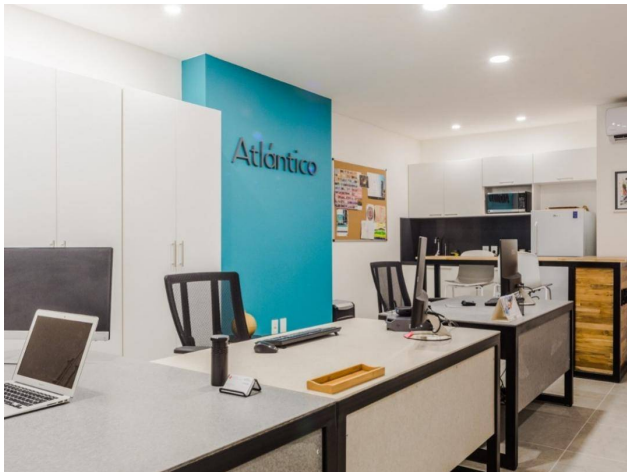
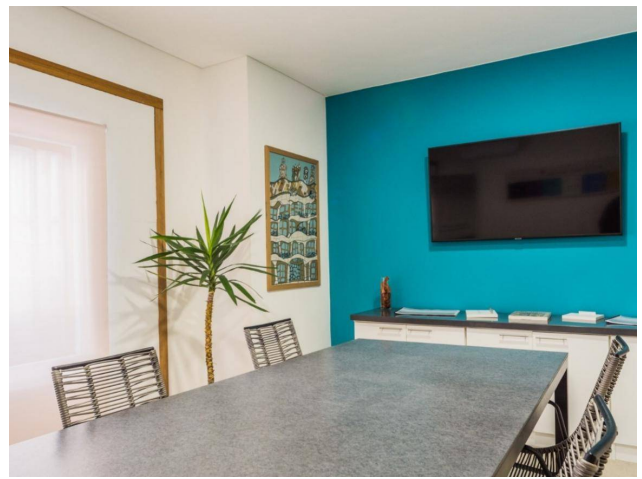
Location

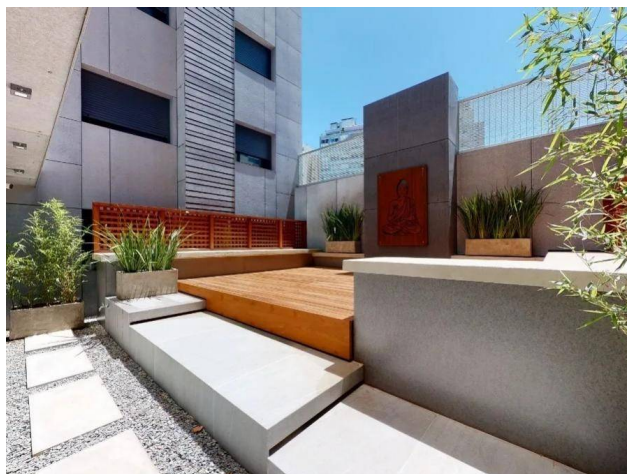
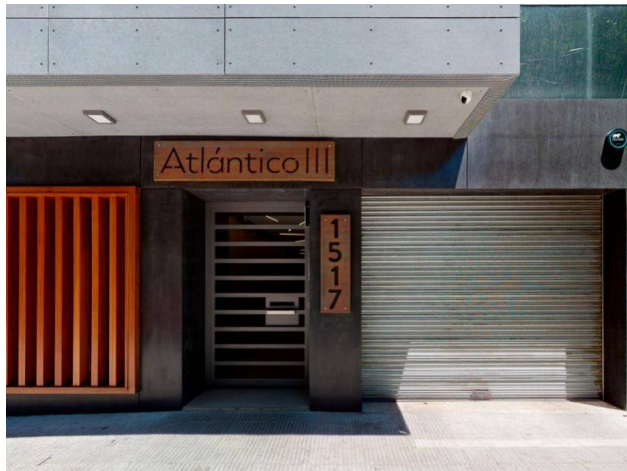
ACEVEDO DIAZ 1517 , Tres Cruces, Montevideo

References



Photo Catalog





FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo
T 099170152 | contacto@c21alpha.com.uy | https://c21alpha.com.uy

Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.