

Street retail for sale

## Sale of a ready-made rental business with a "Krasnoye&Beloye" store in the Cloud Nine residential complex

Полянка ЦАО Moscow, ulitsa Bolshaya Polyanka 9 Lot 8008

84 000 000 ₺

1 012 048 \$

884 211 €



Area **72 m<sup>2</sup>**

Floor **1**

## Description

A 72.8 sq. m. business premises, currently occupied by the Krasnoe & Beloe store, is for sale. The property is priced at 84 million rubles. This is the fourth building from the Kremlin, located in the historical part of Moscow, within walking distance of the Tretyakov Gallery, Muzeon Arts Park, and Zaryadye Park.

The current lease agreement is for 10 years with a monthly MAP of 360,000 rubles and annual indexation of 5%.

A 4-minute walk from Polyanka metro station. High pedestrian traffic—1,605 people per hour, 1,136 vehicles per hour. The Kremlin, the Moskva River embankment, Lavrushinsky Lane, numerous museums, galleries, restaurants, and hotels are all within a few minutes' walk.

Photo





Object on the map

