

Street retail for sale

## Sale of a ready-made rental business with a VkusVill store in the Cloud Nine residential complex

Полянка ЦАО Moscow, ulitsa Bolshaya Polyanka 9 Lot 8009

200 000 000 ₺

2 409 639 \$

2 105 263 €



Area **161 m<sup>2</sup>**

Floor **1**

## Description

A ready-to-rent business is for sale – a 161 sq m space housing the VkusVill health food store. This is the first black-and-white VkusVill in Russia, featuring a conceptual design. The property is located in the fourth building from the Kremlin (900 meters), within walking distance of the Tretyakov Gallery, Muzeon Art Park, and Zaryadye Park.

The current lease is for 10 years (until July 2027) with a monthly MAP of 716,625 rubles and annual indexation of 5%. The space boasts unique retail characteristics: 5 m high ceilings, panoramic windows, a separate exit onto a busy street, and 55 kW of electrical power.

A 4-minute walk from the Polyanka metro station. High pedestrian traffic – 1,605 people per hour, vehicle traffic – 1,136 vehicles per hour. Public transportation is nearby. The proximity to tourist and cultural attractions (museums, galleries, and the historic center) ensures a steady flow of customers.

Nearby are the Moskva River embankment, Lavrushinsky Lane, restaurants, hotels, embassies, and offices. The property is ideal for maintaining its current profile under a reliable tenant or for releasing it to a grocery boutique, coffee shop, or high-traffic health food store.

Photo





Object on the map

