

Street retail for sale

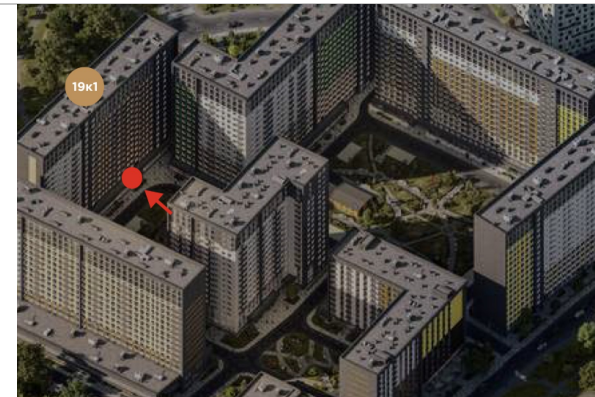
Sale of a ready-made rental business with the salon "Enzo Prof"

Ботанический сад СВАО Moscow, ulitsa Berezovaya Alleya 19k1 Lot 8010

42 400 000 ₺

510 843 \$

446 316 €



Area

95 m²

Floor

1

Description

A ready-to-rent business is for sale – a 95.9 sq. m. space housing the Enzo Prof beauty salon. The property is priced at 42.4 million rubles, with a payback period of 10.6 years.

Current monthly average monthly income is 249,340 rubles. The space features a glass display case on the facade, an open floor plan, dedicated advertising space, 20 kW electrical power, and ceiling heights suitable for a beauty salon.

The Botanichesky Sad metro station and the Moscow Central Circle (MCC) are within walking distance. The residential complex has several bus stops. High pedestrian traffic is provided by the dense residential development and the presence of chain tenants.

Two large residential complexes are located nearby: "Legendarny Kvartal" (5,735 apartments, 7 blocks of 11-22 floors) and "Green Park" (3,144 apartments), as well as the adjacent buildings 2-6 along Berezovaya Alley. In total, there are over 8,800 apartments in the two adjacent residential complexes. Social infrastructure includes three kindergartens and two schools within walking distance.

The Main Botanical Garden of the Russian Academy of Sciences, and the Losiny Ostrov National Park are within walking distance of the residential complex. The residential complex grounds are guarded, equipped with video surveillance, modern recreation areas, and children's and sports playgrounds.

Photo





Object on the map

