

Street retail for sale

Sale of a building with a ready-made rental business in the Prostornaya 7 residential complex.

Преображенская площадь ВАО Moscow, Prostornaya ulitsa 7 Lot 8007

280 000 000 ₺

3 373 494 \$

2 947 368 €



Area

1872 m²

Floor

1

Description

A turnkey rental business is for sale—a single building with a total area of 1,872 sq m, comprising the ground floor (852 sq m) and basement (1,020 sq m). The property is fully leased long-term with four existing tenants: the KosmoKids kindergarten (contract expires in December 2028), the OZON Fresh dark stores (contract expires in 2031), and the Samokat dark stores (contract expires in October 2029), as well as the Pyaterochka supermarket (contract expires in April 2033). The total monthly MAP is ₺2,265,000, with a payback period of 8.5 years.

Space specifications:

- Ceiling height: 1st floor – 3.2 m, basement – 2.7 m
- Electrical power: 150 kW (1st floor), 100 kW (basement)
- 7 entrances to the first floor and 2 separate entrances to the basement
- High-quality renovation, supply and exhaust ventilation with the option of installing a process exhaust hood
- The building's roof is operable
- Advertising signage can be placed on the façade

Infrastructure and transport accessibility:

13-minute walk to Preobrazhenskaya Ploshchad and Bulvar Rokossovskogo metro stations, 5 minutes by public transport to Cherkizovskaya.

A key public transport stop with connections to the metro is nearby. Within a 500-meter radius are more than 9,000 apartments (two residential buildings with 31 and 32 floors), a 60-child kindergarten, Sokolniki Park, and the Yauza River embankment.

The ground-floor doors and windows overlook the pedestrian area and are visible from the road. Ample parking is available next to the building, ensuring high pedestrian and vehicle traffic.

Photo







Object on the map

