

# Industrial complex in Riga, Skanste

Publication date: 29.10.2024 Active until: 29.04.2025

Area:

**1.75 ha**

Sale price:

**7 500 000 €**

Rental price:

**Not specified**

Cadastral No.:


Not specified


About the company

**SIA Apella**

Contact information

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A large industrial complex offers a unique opportunity for the development of industrial or commercial activity in one of the most promising districts of Riga. The property covers four plots of land with a five-story industrial building and warehouse, strategically located at the intersection of the city's industrial and business centers.

- Location: Skanstes district, on the outskirts of Riga's industrial and business center;
- Building dimensions: Five-story industrial building 17,500 m<sup>2</sup> and administrative building 2,353 m<sup>2</sup>;
- Accessibility: Located 1.5 km from the major infrastructure, including business centers and transport hubs, with an excellent connection to the center of Riga, Sarkandaugava and the port;
- Development potential: In the development strategy of Riga until 2030, Skanste is defined as a priority development area, which is ready to become the city's central business district, a venue for European events and a dynamic center for both residents and entrepreneurs.
- Demographics: The neighborhood has more than 59,000 residents and has strong economic development prospects;

Current building regulations – Mixed built-up area with production and commercial functions:

- 100,000 square meters available for production and trade with 200% construction intensity;
- with 70% building intensity, 36,000 square meters are available for commercial or educational functions;

A project has been developed for the building, with an active building permit.

 **Factory**

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Area:  
**1750 ha**

Sale price:  
**7 500 000 €**

Rental price:  
**Not specified**

Cadastral No.:  
**01000140069**

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### Additional information

Class:	-
Building floors:	5
Ceiling height:	5.00 m
Floor load capacity:	5.00 t

### Sales

Price type: **par visu objektu**

Price is indicative and negotiable: 

 Factory

