

An architectural rendering of a modern, multi-story brick building. The building features a prominent grid of vertical brick columns and large, dark-framed windows. The facade is composed of light-colored bricks. In the foreground, there is a landscaped courtyard with a paved area made of interlocking bricks, greenery, and several people walking. A few cars are parked in the background. The sky is clear and blue, suggesting a bright day.

Investment offer
Brivibas alley 193, Riga

Land plots:

15'334 m² (cadastral number 0100 086 0001)

1'636 m² (cadastral number 0100 087 2069)

A set of 2 land plots with 2 existing buildings (cadastral numbers 01000860001004 and 01000860001001) for sale. The main building is a great example of industrial architecture and historically well known as former G.Ērenpreis bicycle factory.

Tehcnical project for 1st stage (architectural company Sarma & Norde) which includes reconstruction of the existing main building as office centre and construction of onground parking is finalized (design conditions are met), building permit valid till 04.09.2025.

Description:

- ➔ total landplot area 16'970 m²
- ➔ existing main building area 5'197m²
- ➔ 5 floors
- ➔ high ceiling from 3,50m till 6m
- ➔ mixed center development area (JC2)
- ➔ 1st stage project includes reconstructed building with total area 6058 m² and onground parking for 162 parking spaces
- ➔ available 2200 kW capacity is being maintained



