

Indicative photo  
(confidentiality)

# Project « OFFICE BUILDING »

## Activity

« Office Building » owns a small **property complex** of multi-purpose offices, well equipped and enjoying excellent visibility. These offices are currently rented **but can be made (partially or totally) free** within a few months.

## Location

The property is located in an **economic activity park** in Wallonia Picardy



## Strengths



These are 2 **adjoining buildings** (2x 500m<sup>2</sup>) with a large parking area. The land (approximately 4,000m<sup>2</sup>) allows for the **possibility of significant extension**,



The property is **located** in the immediate vicinity of an important motorway junction.



The buildings are currently **occupied** by two separate occupants. They may be **released** at short notice.



**Financial health** is good (no debt).

## Key figures

- Current rental income: **± 110.000€**
- Ebitdar : **90.000€**
- Equity: **600.000€**
- Net cash : **50.000€**

## Transaction

The shareholders wish to **sell all of the shares** (share deal) of the real estate company that owns the property.

## Contact persons



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