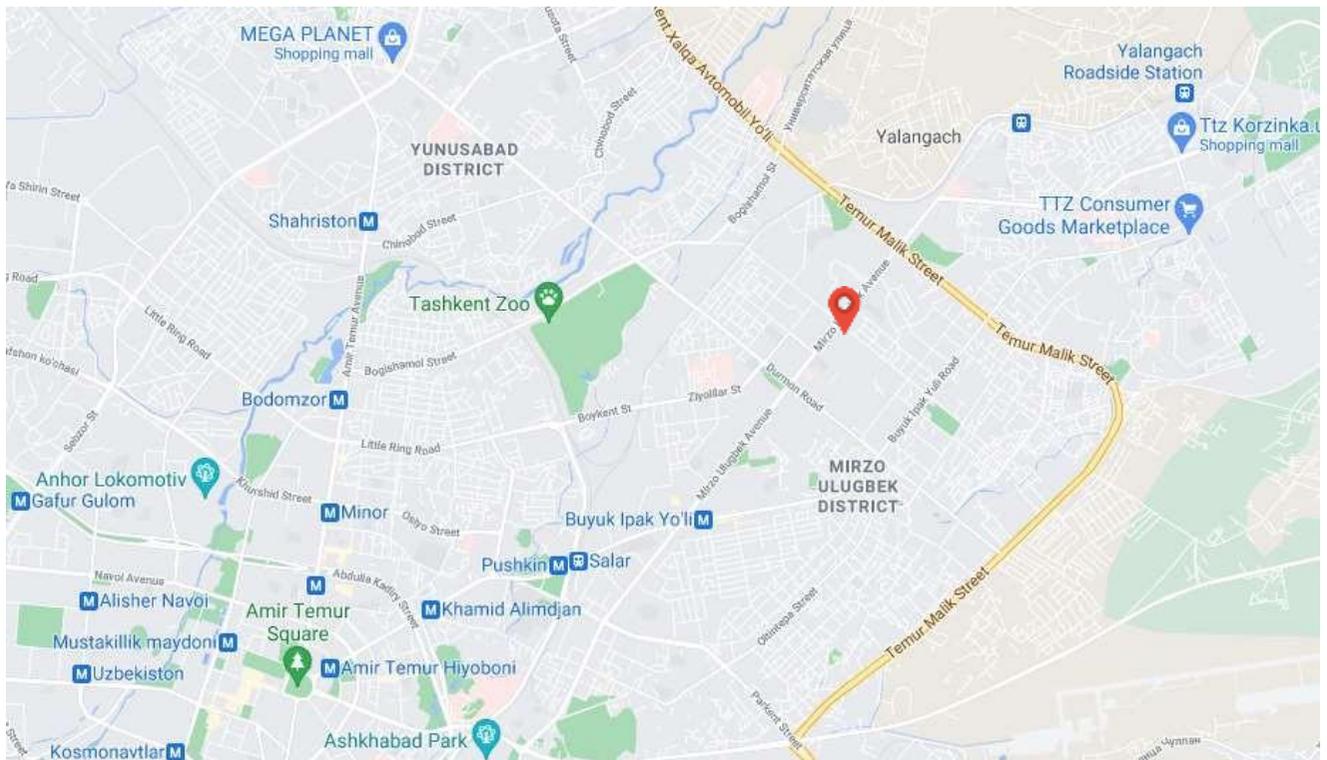


# Commercial property for sale in Tashkent

A unique income generating property is being offered for sale in the most dynamically developing district of Tashkent



The property is being used as a business center and is located in the largest and the busiest avenues of Tashkent, Mirzo-Ulugbek avenue. The property is visible from each side, to the passing drivers and surrounding residents. Furthermore, the property is only a 5-10 minute drive from city center and provides convenient access to public transport. [Video overview of the property.](#)



# Technical overview

## Details:

- The two-storey property (1506 sq.m) is situated on 900 sq.m. of land. Moreover, the property has adjacent land of 1680 sq.m. leased by the government of Uzbekistan.
- The property has over 20 different rooms and office spaces.
- The property is located on a hill, there is a separate drive to an area used as parking space to host more than twenty cars.
- There is a bus stop within 30 meters from the property, which creates great convenience for staff and visitors.
- It is within easy walking distance to a wide range of amenities - rows of shops, cafes, pharmacies, sports facilities and parks.
- The gates are equipped with automatic opening / closing systems, which makes the entry/exit of management vehicles into the territory quick and comfortable, and a special awning to protect their vehicles from the weather.
- The property was originally built to suit a commercial bank, therefore it meets all the requirements of the Central Bank of the Republic of Uzbekistan. In addition to a huge operating room, cash storage and various specialized rooms, the property is equipped with all the necessary security and communication systems, as well as a power generator.



# Financial Data



Most of the rooms in the property are securely leased to local businesses and annually generate about \$40'000,0 - \$200'000,0 from tenants, depending on occupancy. The rental price is around \$6 – \$15 per square meter.

The property can also be offered for a long-term lease to commercial banks or large companies.

## High Level Financial Synopsis

<b>Property Selling Price</b>				\$1 000 000,0
<b>GBA</b>	1506 sq.m.			
<b>GLA (short-term lease to multiple tenants)</b>	1212 sq.m.	\$12		\$174 528,0
<b>Occupation rate</b>				40 - 50%
<b>Annual Rent Yield</b>				7,8%

# Property ownership structure

The property is owned by a British company and has no encumbrances, is not mortgaged and has no restrictions for sale, which allows for a swift transaction.



**Become the owner of the lucrative commercial property in the heart of Tashkent!**

# Contacts

**For inquiries please feel free to contact:**

26, Gulbadanbegim street, Tashkent, 100041,  
Uzbekistan

Tel.: (+998 71) 269 11 21

[info@ansherglobal.com](mailto:info@ansherglobal.com)

[www.ansherglobal.com](http://www.ansherglobal.com)