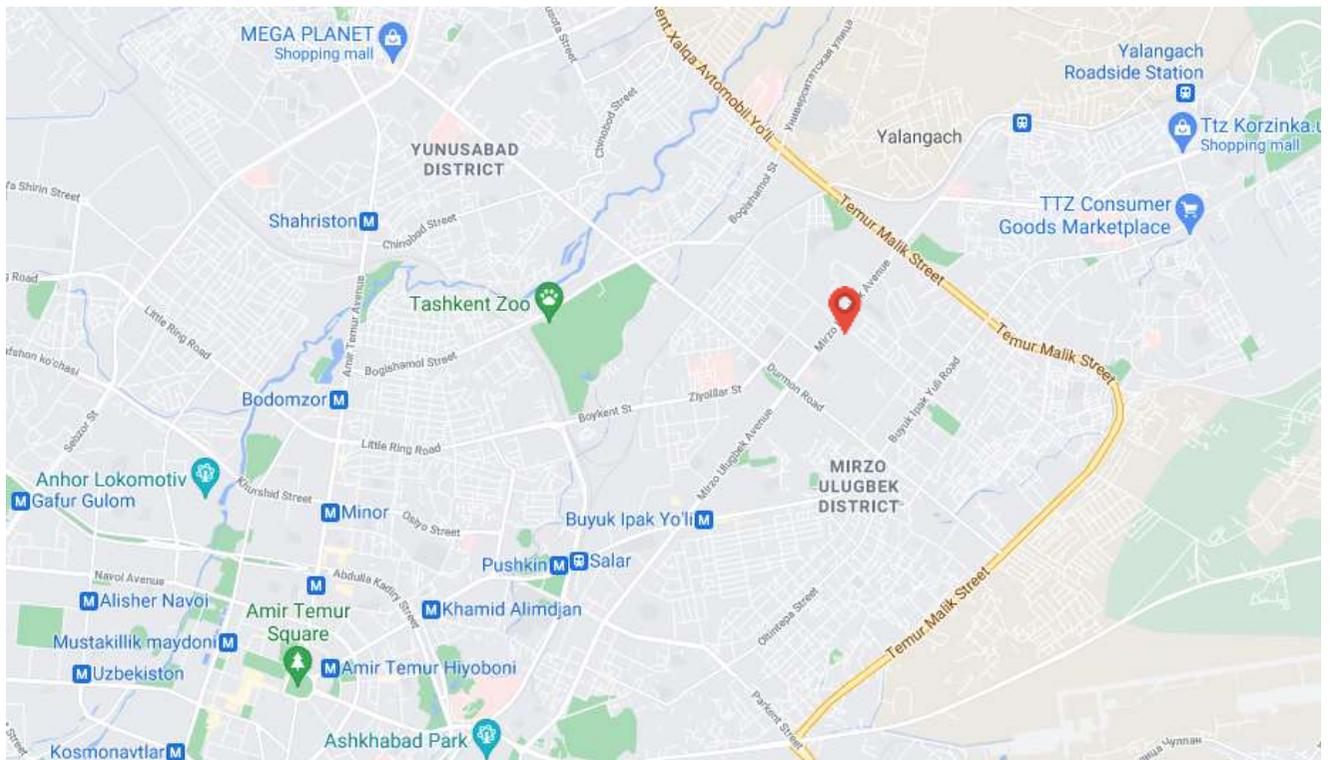


Commercial property for sale in Tashkent

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 three-storey property (1663 sq.m) is situated on 2580 sq.m. of land, out of which 1500 sq.m. is free, which allows to optionally build additional commercial spaces.
- The property has over 40 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 \$200 000,0 from tenants. The rental price is around \$14 per square meter.

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

High Level Financial Synopsis

Property Selling Price				\$2 650 000,0
GBA	1663 sq.m.			
GLA (short-term lease to multiple tenants)	1200 sq.m.	\$14		\$201 600,0
Occupation rate				70-90%
Annual Rent Yield				7,6%
GLA (long-term lease to a single tenant)*	2580 sq.m.	\$10		\$309 600,0
Annual Rent Yield				11,7%

*** At request, Ansher Capital can arrange a long-term lease prior to sale.**

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!

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