

Business properties

A modern shopping center in a major Slovenian city



Price	4 100 000 €
Area	3064 m ²
Location	Slovenia

We are offering a modern shopping center for sale in one of Slovenia's major cities with a guaranteed yield of 8.8%.

The complex is located in the city center and was built in 2005. The commercial space is 3,064 m². The commercial premises are fully leased. There are 11 stable tenants, including DM, TEDI, LON Bank, and NKD.

In 2020, the owner completely replaced the roof, and in 2022, capital expenditures (CAPEX) were borne by the tenants.

The annual rent is €360,000. The owner's expenses include annual insurance and depreciation. All operating expenses are borne by the tenants.

Price: €4,100,000.

All additional information upon request.

*Images are for informational purposes only.



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