

Commercial Project

For Sale



PRIMARY COMMERCIAL PROJECT FOR SALE 优质整栋商业楼宇出售

Yuexiu, Guangzhou City Center
广州市中心越秀区



SITE OVERVIEW 物业情况

- Total land area: 1,247sqm 土地面积 1247平米
- GFA 11,507sqm 建筑面积 11507平米
- Separated into two parts 大楼分为两部分:
 - Floor 1-4 : Retail (100% leased - ICBC/KFC/F&B)
一至四楼：商业（100%出租 - 租户：工商银行、肯德基、餐饮）
 - Floor 5-16 : Recently renovated serviced apartment – 198 units
五至十六楼：全新改造装修的服务式公寓，共198间
- Parking lots with title 产权车位： 5
- Ceiling Height 层高： 2.8M
- Facilities: 2 elevator, 1 cargo, individual A/C
其他设施： 2部客梯、1部货梯、分体空调

LOCATION HIGHLIGHTS 区位优势

- Downtown Guangzhou, middle of Beijing Road CBD and Haizhu Square
广州市中心，紧邻北京路商圈和海珠广场
- 8 minutes walk to Metro Line 2/6 Haizhu Square Station
步行8分钟可到地铁2号线、6号线海珠广场站

PROJECT HIGHLIGHTS 项目亮点

- Rare En Bloc Commercial Investment Project in Guangzhou city center
广州市中心稀有整栋商业物业投资机会
- Unique street display on main building and retail podium. Naming right
巨大的沿街展示面 – 主楼以及商场。大楼有命名权
- Possible to change brand and operator of service apartments/hotel.
如需要，收购后可更换服务式公寓/或酒店品牌和运营商

INVESTMENT INFORMATION 投资信息

- Fully leased retail 商业部分全部出租
- 70% Occupancy within a quarter after service apartment renovation
服务式公寓改造完成后一季度内出租率到70%
- NOI: RMB 15million 年净收入 1500万元
- Asking price: **RMB 350 Million** 报价 人民币**3.5亿**
- Equity deal 股权转让



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