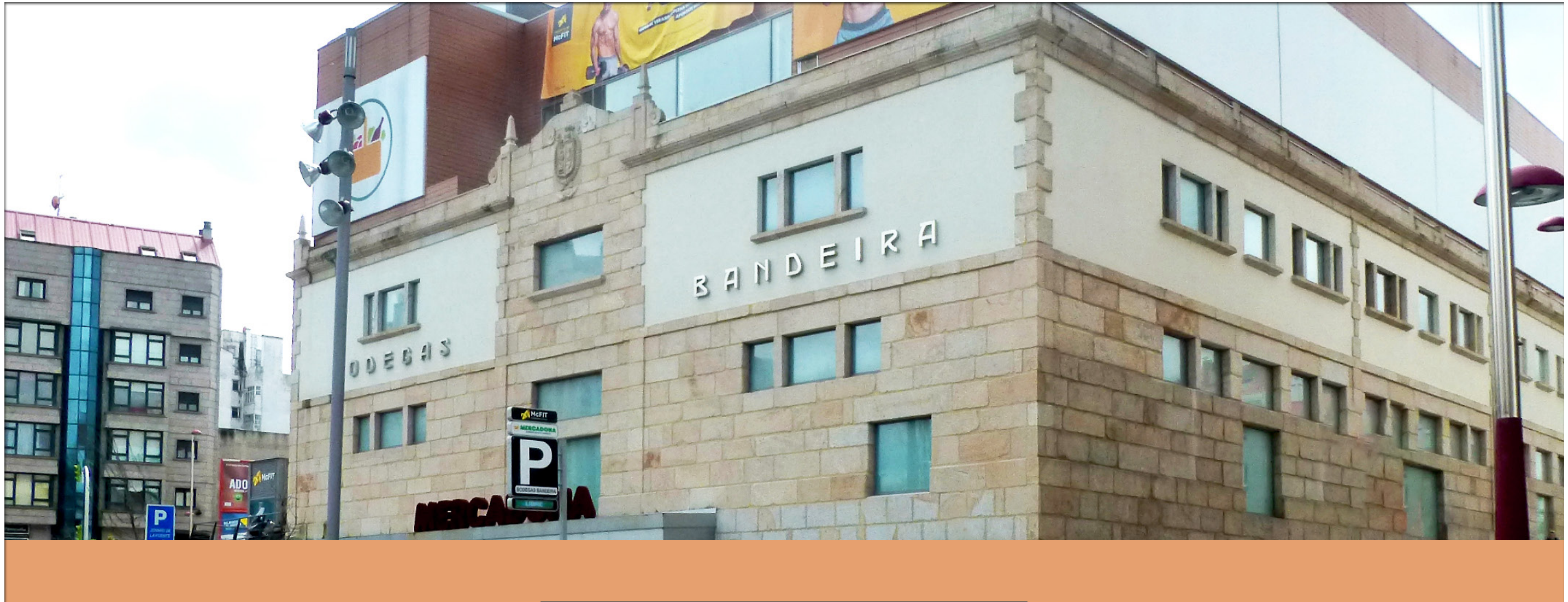


COMMERCIAL BUILDING
BODEGAS BANDEIRA
V I G O



aliseda
Inmobiliaria



Key Highlights



Historical building in the city centre of Vigo

Very urban location



Anchored by Mercadona and McFit

MERCADONA 



Strong catchment

Vigo has over 300.000 inhabitants



Parking spaces

Building with a high number of parking places, right in the city centre of Vigo.



Consolidated asset

Mercadona opened in 2012, lease has 8 years of mandatory term remaining



Stable Gross Income

Sustainable rents and strong tenants



Potential upside

There are 1,133 sq.m to be let



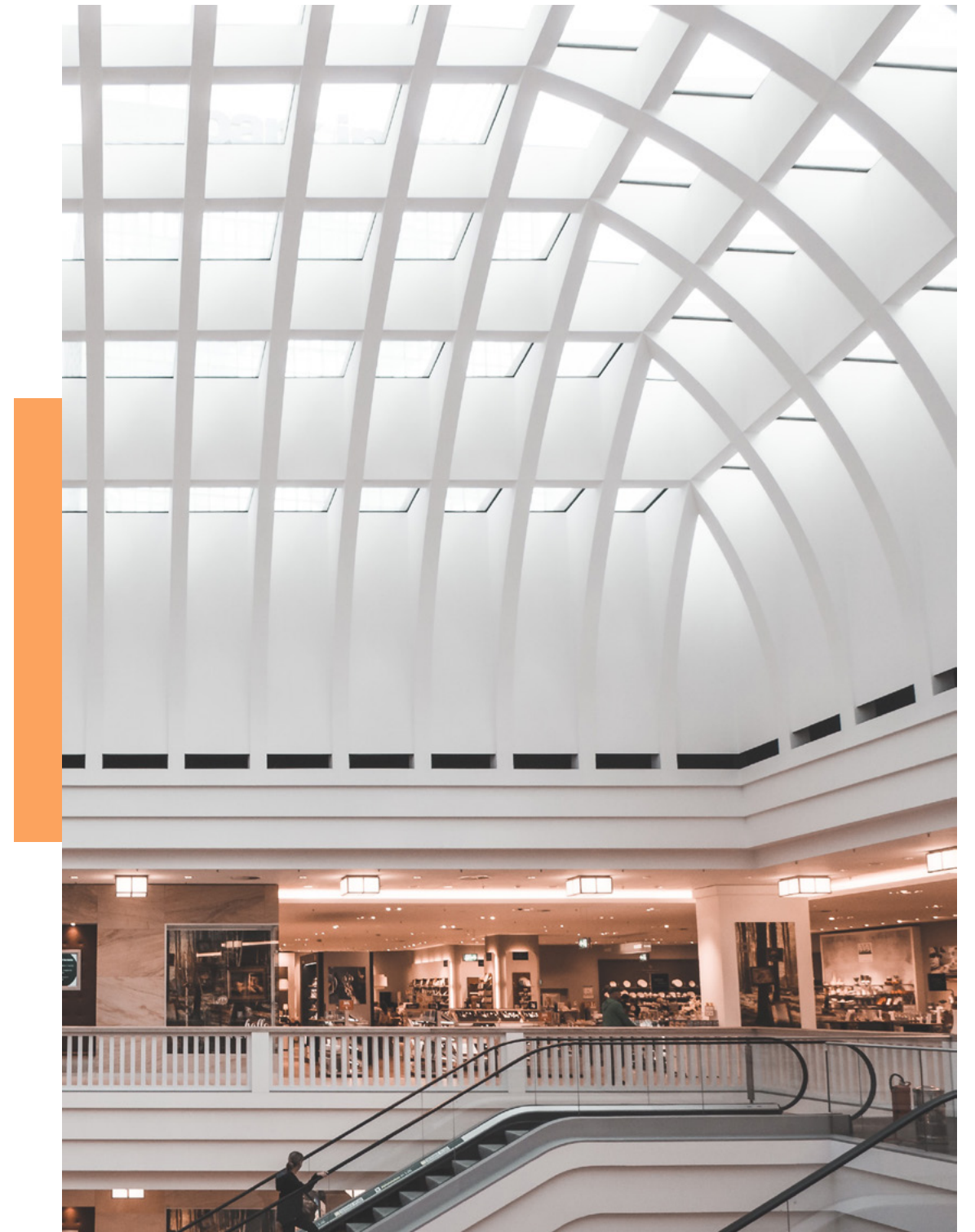
Attractive investment volume



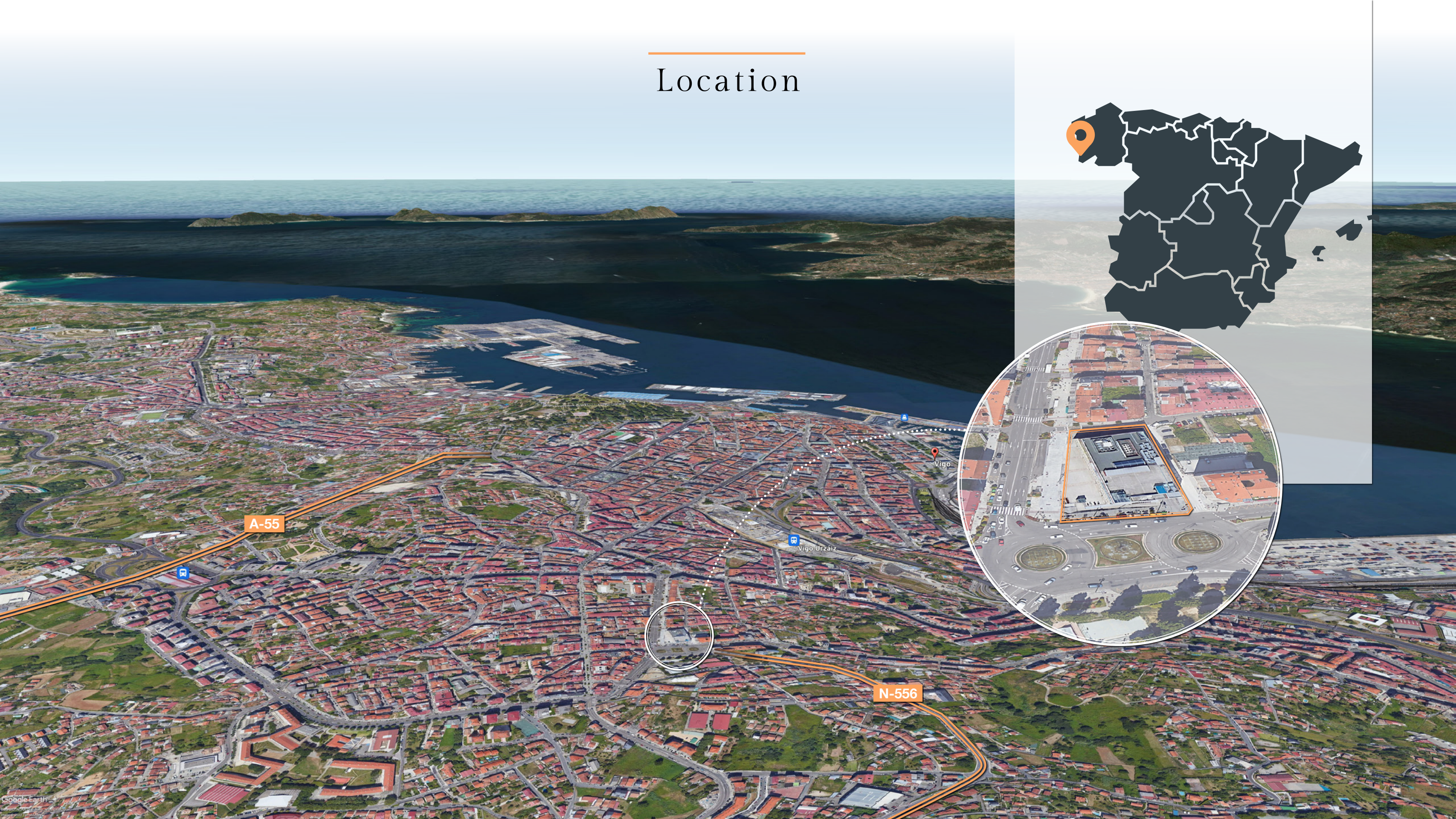
Asset deal



100% ownership



Location



Description



Strategically well located in Avenida de Aragon, 19, in the junction between N-556, Aragón Avenue and Jenaro de la Fuente that links to Rua do Travesia de Vigo.

Historical building with its own parking provision.

Vigo is the most industrialized city in Galicia. Vigo holds the highest ranking GDP out of all municipalities in Galicia, contributing with € 7.8 B. annually (12% of total Galician GDP). Entreprises as Pescanova and PSA Citroen energize the economy of the region.

The building comprises 2 parking levels on basement with 134 parking spaces giving service to the customers and the retail offer on five levels, basement -1 and semibasement occupied by Mercadona and first and second floor occupied by McFit. Ground floor is vacant. Totalling 13.725 sq.m (built area according to the Land Register).

Let to Mercadona and McFit, currently ground floor is vacant totalling 1.133 sq.m.




KPI'S

Iconic building 
in the city centre of Vigo
one of the major cities in Spain

Commercial building anchored
by the leader in each sector: 
Mercadona and McFit

Sustainable 
RENTS

THE BUILDING
currently generates
ca. 700.000€ 
in rents

THE ASSET, 
100% owned by the Vendor,
is to be acquired on an asset basis



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