LAUNDRY SHOP 5ÀSEC BARRIO SAN ISIDRO

Santiago, Chile

CODE: TIR1001

Type: Retail
Location: Barrio Santa Isabel
Price: UF 6.800
Cap Rate: 7,0%
Construction Year: 2019
State: Under Contract
Local area (m²): 50,54



DESCRIPTION

TierraInfinita is proud to be the exclusive agent of this unique opportunity to acquire a commercial space on Calle Carmen, corner of Blas Cañas in the San Isidro neighborhood. The property is located right in the heart of the city and at 4 blocks from the busy Santa Lucía Station. The space is currently been lease by *5àsec* franchise, a full-service dry cleaning and laundry expert.

The property, with 50.54 m², has been already enabled to extend its use as a laundry service, without the need for repairs or modifications. The property was built in 2019. It has a current lease with *5àsec* for 5 years, with additional 2-year extensions.

Located on the first level of a 120-unit building, the premises are surrounded by more than 1,500 apartments within a radius of less than 50 meters.

The lessee is the recognized 5àsec franchise. Of French origin it was founded in 1968, it is currently the world leader in professional laundry services, with more than 1,700 franchises operating in more than 30 countries.

Investment Highlights

Long Term Lease Contract

- 5 years base (June 15, 2020 – June 15, 2025)
- Renewal option of 2 years

Excellent Tenant

- *5àSec* is the world's leading retailer *franchise* in textile care and treatment

Excellent Building

- The space is fully enabled to function as a laundry shop, with magnificent finishes
- It has all the electricity, sewage and water connections for a laundry shop
- Counter tops in durable materials such as porcelain, designed for intensive use
- Floor, surfaces and furniture designed for easy cleaning and maintenance

Owner's Limited Liability

- Owner only takes charge of the contributions and insurance of gross works
- Tenants pay common expenses (except in the case of Hites)
- Tenants pay maintenance fee