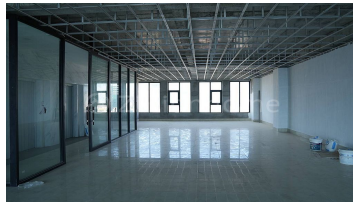


OFFICE BUILDING FOR SALE& LEASE IN TK

Address: Boeng Kak Ti Muoy, Tuol Kouk, Phnom Penh



CONTACT AGENT



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FACE AND FEATURES

Type	Floor	Bed	Bath	Lot (sqm)	Size (sqm)	Livingroom
Building	16	8	12	585	7816	2

For Sale > **\$9,000,000** Est. Mortgage: \$67,700/month

DESCRIPTION

– Rental Price: \$60,000/Month (VAT excluded) – Sale Price: \$9M (Negotiable) – Land Size: 23m x 25m (Total 585 sqm) – Building Size: 23m x 21m (Total 483 sqm/Floor) – Total Floor: 15 Floors (Not including Mezzanine and Basement parking floor) – Mezzanine Floor: 88 sqm – Ground Floor: 483 sqm – Total Area Building: 7,816 sqm – 1F to 13F: can build as room – 1F is the reception – 2F to 13F now is empty space but it can divide 8 rooms per floor (31sqm* 2 rooms and 45sqm* 6 rooms) (Note: It will take about 4 to 6 months to make those rooms) – Room: Up to 120 Rooms – 14F & 15F are penthouses (Per Floor has 4 Bedrooms, 1 Kitchen, 6 Bathrooms, 1 Living room, 1 Dining room) – Air Conditioning & Elevator – Water and Electricity Fee: Government – Contract 5 Years up *Code: C-481