

KEY FEATURES

- 'Ready to go' Investment Opportunity Generating €175,572pa (2024)
- 8 Apartments (3 x 1 Bed, 4 x 2 Bed, 1 x 3 Bed)
- Currently Fully Let Under Short Term Tenancy Agreements
- Extends to 485 sqm of Gross Internal Area
- Nicely Finished Well Maintained Apartments Throughout
- High Standard of Communal Areas
- Beautiful Building Overall
- Overlooking the River Liffey
- Commanding City Centre Location
- Outdoor Rear Decking Area with Covered Bike Storage
- Unused Basement Rooms That Could Generate Additional Income



OVERVIEW

We are thrilled to present to the market this generous 485 sqm Pre-63 investment opportunity of a four storey over basement mid terrace Georgian building overlooking the river Liffey.

The building is in very good condition throughout with maintenance & upgrades carried out through the years, which include secondary glazing throughout, modern electric panel heaters, fitted kitchens and bathrooms and an overall general refurbishment to include plastering and painting, flooring etc.

The property consists of 8 spacious and bright apartments (3 x 1 Bed, 4 x 2 Bed & 1 x 3 Bed) which is generating a total rental income of €175,572 pa and is currently fully occupied.

3 ORMOND QUAY LOWER D01 WR52

AMV: €2,400,000

PROPERTY LAYOUT



LOCATION



The property is situated in a prime location on the North Quay close to all of Dublin city centre amenities. It is within walking distance of TU Dublin Bolton St, the Grangegorman TU Dublin Campus, Trinity College, Blackhall Place and the Four Courts, while a multitude of shopping facilities are available at Capel Street, Jervis Street and Henry Street. There is also a wide range of cafés and restaurants on offer.

APARTMENTS & RENTS

- Apt. 1 – Ground floor – 1 Bed – 40sqm – Rent: €1,240 pm
- Apt. 2 – Ground floor & Part Basement – 3 Bed – 105 sqm – Rent: €2,375 pm
- Apt. 3 – 1st floor – 2 Bed – 58 sqm – Rent: €1,955 pm
- Apt. 4 – 1st floor – 1 Bed – 56 sqm – Rent: €1,805 pm
- Apt. 5 – 2nd floor – 2 Bed – 57 sqm – Rent: €1,865 pm
- Apt. 6 – 2nd floor – 1 Bed – 56 sqm – Rent: €1,612 pm
- Apt. 7 – 3rd floor – 2 Bed – 57 sqm – Rent: €1,835 pm
- Apt. 8 – 3rd floor – 2 Bed – 56 sqm – Rent: €1,944 pm



The LUAS Red line has stops on Abbey Street and the Four Courts, while the Cross City Line also runs in close proximity to Capel Street, with numerous Dublin Bus Routes serving the adjoining streets. Parking is provided with public multi-storey facilities at Parnell Centre, the ILAC Centre and Jervis Street.



FURTHER INFORMATION

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