

owenreilly

FOR SALE BY ONLINE PUBLIC AUCTION 8TH DECEMBER 2017 AT 12PM



**THE IVORY BUILDING,
HANOVER STREET EAST,
GRAND CANAL DOCK,
DUBLIN 2.**

BER C2 B2

clicktopurchase®

SUMMARY

Multi-unit investment portfolio of nine apartments at The Ivory Building in South Dublin Docklands. Located on Hanover Street East, the complex is in a prime location within minutes of Grand Canal Square. The Ivory Building is a smartly-designed and finished residential complex of just 29 apartments designed by Burke Kennedy Doyle Architects and completed in 2007.

Portfolio will appeal to private investors and investment. Of the nine units, six are currently let. With active asset management and minimal upgrades we are confident a rental yield in excess of 6% is achievable. There is huge local demand for rental accommodation given the proximity to large employers.

ACCOMMODATION

The units for sale include 1 x one-bedroom unit, 7 x two-bedroom units and 1 x three-bedroom duplex penthouse.

LOCATION

Prime location adjacent to Grand Canal Dock, Dublin's Central Business District. DART and LUAS stops adjacent provide easy access to the rest of the city. Grand Canal Dock is also home to major employers such as AirBnB, HSBC, Google and Facebook. Many more companies will relocate to Dublin Docklands as a result of Brexit.

This property is for sale by Online Auction via [clicktopurchase®](#)

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SPECIAL FEATURES

- A multi-unit investment portfolio of nine apartments at The Ivory Building in South Docklands.
- Breakdown of units for sale include 1 x one-bedroom, 7 x two-bedroom and 1x three-bedroom duplex penthouse.
- 6 units currently occupied.
- Significant opportunity for long term capital and rental growth.
- Excellent transport links, on the doorstep (including Dublin Bus, LUAS Red Line & Barrow Street DART Station).
- Adjacent to large multinationals such as Facebook, Google and State Street. 44,000 professionals working in the Docklands area.





VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Angela Mc Cabe

FLOOR AREAS

c. 47-97 sq. m.

BER DETAILS

C2 to B2



Everything we touch turns to...

ALL ENQUIRIES

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