

INVESTMENT OPORTUNITY PORTFOLIO OF 5 APARTMENTS

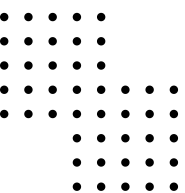
BRÚ NA SIONNA,
SHANNON TOWN CENTRE,
CO. CLARE

BER B1 / BER D1



SPECIAL FEATURES:

- ✓ Prime location in the heart of Shannon town centre
 - ✓ Potential Income €70,020 pa
 - ✓ Minutes from Shannon Airport
 - ✓ Modern 3 storey Building
 - ✓ Attractive return



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**ASKING PRICE
OFFERS IN EXCESS
€850,000**

PRIME LOCATION

Superbly located in the heart of Shannon Town Centre, Brú na Sionna offers unparalleled convenience, positioned adjacent to The Library, SkyCourt Shopping Centre, and Shannon Town Park. This prime location provides immediate access to a wide range of local amenities including shops, schools, recreational facilities, and major employment hubs such as Shannon Industrial Estate.

DESCRIPTION

This unique opportunity consists of a portfolio of 5 apartments within Brú na Sionna. The portfolio includes, a mixture of 2- and 3-bedroom units, all fully let. Current rents range from €1,064 to €1,389 per month, generating a combined gross rent roll of €70,020 per annum.

The development offers a blend of spacious layouts and desirable living, making it an attractive prospect for investors seeking strong rental income in a prime location.

All apartments finished with a mix of tiled/carpeted/laminate flooring, fitted kitchen units together with plastered and painted walls.

FEATURES

- Salto Fob Access
- Electric Heating
- Car Spaces
- Potential Return €110,000 p.a

BER CERTIFICATES

BER Rang B1/D1

BER Certificates available on request

Viewing is highly recommended

Contact noel@pmi.ie

