

# **Oxmantown** Green

BLACKHALL PLACE, DUBLIN 7

UNBROKEN MULTI-FAMILY INVESTMENT OPPORTUNITY

For Sale by Private Treaty | Tenants Not Affected





### Investment Summary

• Modern unbroken multi-family investment

• 25 apartments comprising:

- 5 x One Beds

- 19 x Two Beds (10 x duplexes)

- 1 x Three Bed

• 2 x ground floor retail units (both occupied)

• 21 x secure basement car parking spaces

• Current passing rent of €559,764 p.a. rising to approximately €579,000 p.a. on 100% occupancy

• Guide Price €9,000,000

• Gross Yield of approx. 6.43%

• Tenants not affected.

### Description

Oxmantown Green is an exclusive development featuring 25 upscale apartments and 2 ground floor commercial units. Constructed circa 2007, this mixed-use property includes a basement car park and stands as a blend of four and five-story structures.

The 25 residential units consist of various configurations, from one to three bedrooms. The residential accommodation is contained in two blocks around a central open-air courtyard at first floor level. Each apartment is bright and spacious, with wood and vinyl flooring throughout. Floor to ceiling windows provide maximum light into each of the apartments. All have modern cooking facilities and are presented furnished.

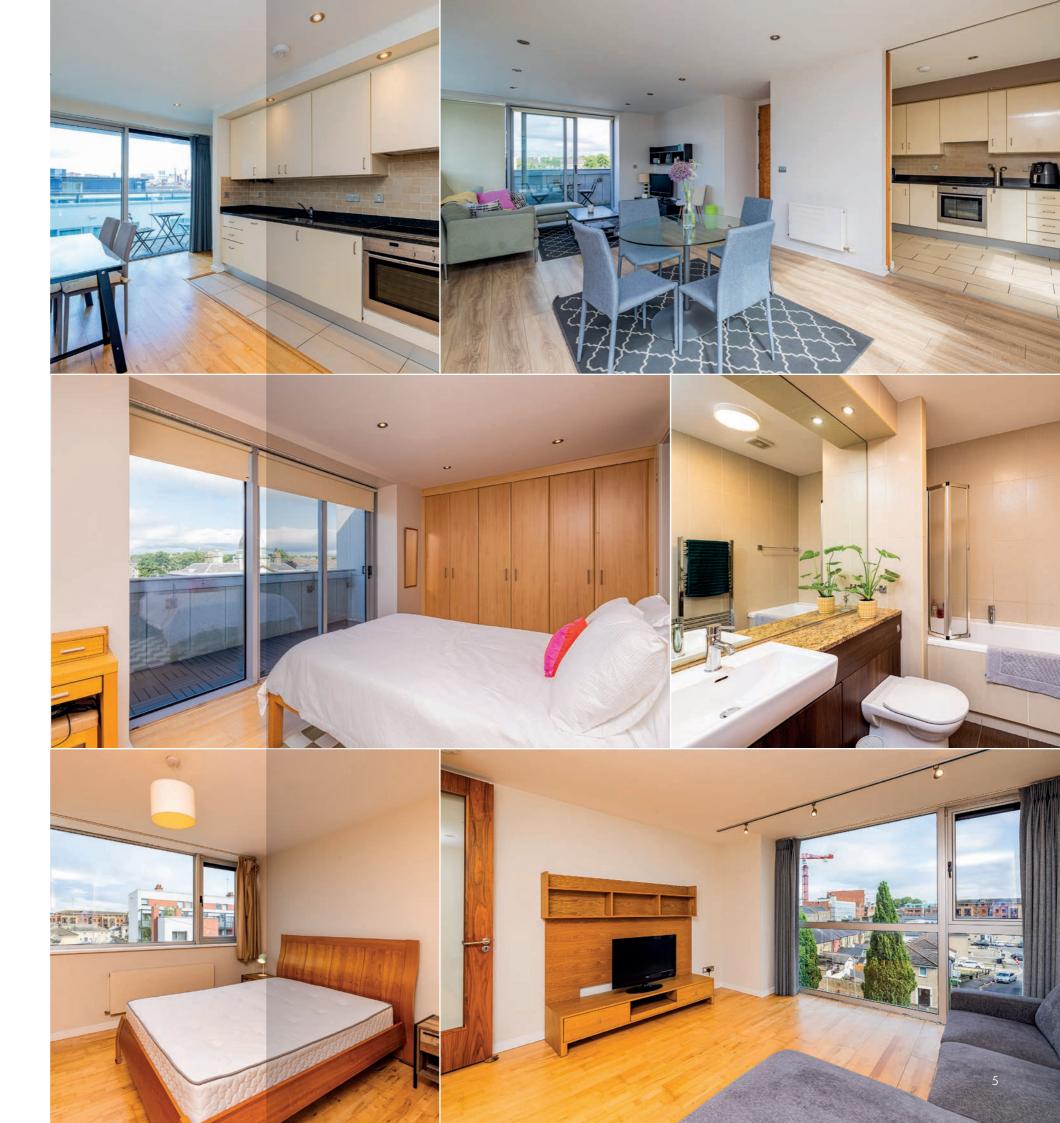


	Passing Rent (per annum)
Residential	€493,464*
Commercial	€61,500
Car Parking	€4,800
CURRENT TOTAL	€559,764

 $^{\ast}$  Vacant Possession of Apartment No. 16, a turnkey two bedroom unit.

It estimated that upon leasing of this unit, that the overall stabilized rent roll will be approximately  ${\leqslant}579{,}000$  per annum.

Contact QRE for details of commercial tenancies.



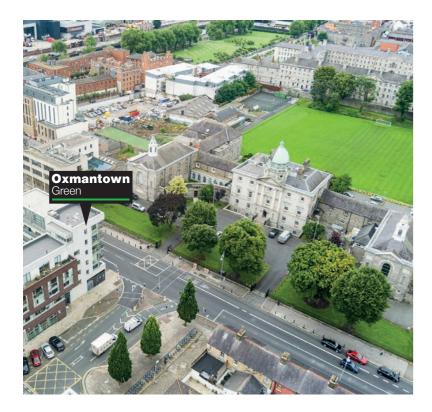
#### Location

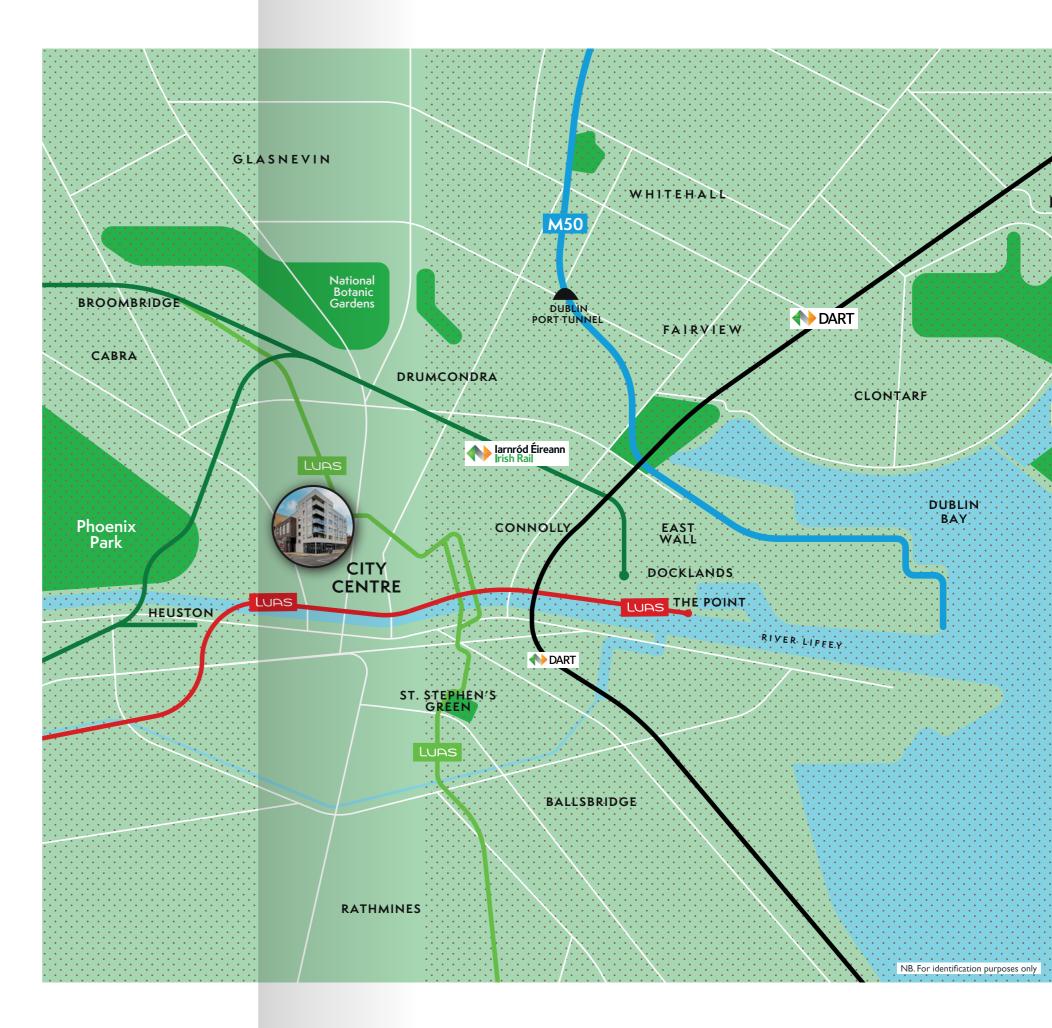
Oxmantown Green presents an exceptional urban investment opportunity strategically positioned only 1.5 km west of O'Connell Street within the heart of the city. Ideally situated at the intersection of Blackhall Place and Blackhall Street, to the north of Ellis Quay, the property holds a coveted location adjacent to the Law Society of Ireland.

Notably, the Four Courts, the bustling Smithfield Market, and the picturesque Dublin quays are all conveniently situated in close proximity.

Moreover, the property's strategic placement within a mere 15 minute walking distance from the bustling heart of Dublin City Centre amplifies its accessibility. This proximity not only promises convenience but also grants unparalleled exposure to the city's vibrant cultural, commercial, and entertainment offerings.

Stoneybatter, named as of one the coolest neighborhoods in the world by Time Out Magazine is a five minute walk from the development.









## Connectivity

GREEN LINE	Ķ
RED LINE 5 mins	穴
RAIL 12 mins	穴
10TORWAY 14 mins	
ENTRE 15 mins	穴
N PORT TUNNEL 18 mins	
N AIRPORT 25 mins	



NB. For identification purposes only

OYCE BRIDGE

AMES

LAW SOCIETY

## Accommodation Schedule

Apt No.	Vacant/Occupied	No. of Beds	Note
1	Occupied	2	
2	Occupied	2	
3	Occupied	2	Duplex
4	Occupied	2	Duplex
5	Occupied	2	Duplex
6	Occupied	2	
7	Occupied	1	
8	Occupied	1	
9	Occupied	1	
10	Occupied	1	
11	Occupied	1	
12	Occupied	2	
13	Occupied	2	Duplex
14	Occupied	2	Duplex
15	Occupied	2	Duplex
16	Vacant	2	Duplex
17	Occupied	2	Duplex
18	Occupied	2	Duplex
19	Occupied	2	Duplex
20	Occupied	2	
21	Occupied	2	
22	Occupied	2	
23	Occupied	2	
24	Occupied	3	
25	Occupied	2	



## Data Site

Title Freehold.

## Guide Price

€9,000,000 (GIY of 6.43%).

VAT Please refer to data site.

BER)B1) C3

### Solicitor

Eddie O'Beirne Cullen Tyrrell & O'Beirne Solicitors LLP 3 Prince of Wales Terrace, Bray, Co. Wicklow

Cullen, Tyrrell & O'Beirne

### Viewings

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

### Agent Details

QRE Real Estate Advisers

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qre.ie







## **Oxmantown** Green

**BLACKHALL PLACE, DUBLIN 7** 

PSRA Registration No. 003587.

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