

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.

Rent Summary

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

* 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 €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

	LUAS GREEN LINE	25 mins	
	LUAS RED LINE	5 mins	
	IRISH RAIL	12 mins	
	M50 MOTORWAY	14 mins	
	CITY CENTRE	15 mins	
	DUBLIN PORT TUNNEL	18 mins	
	DUBLIN AIRPORT	25 mins	

Law Society of Ireland





SMITHFIELD

RIVER LIFFEY

THE HENDRICK HOTEL

JAMES JOYCE BRIDGE

Oxmantown
Green

STONEYBATTER

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

www.oxmantowngreen.com

Title

Freehold.

Guide Price

€9,000,000 (GIY of 6.43%).

VAT

Please refer to data site.

BER

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

Bryan Garry | Director
M: +353 (0) 83 3918 649
E: bryan.garry@qre.ie

Harry Byrne | Senior Surveyor
M: +353 (0) 86 8556 927
E: harry.byrne@qre.ie

Jonathan Donnelly | Surveyor
M: +353 (0) 87 7018 812
E: jonathan.donnelly@qre.ie

qre.ie

QRE REAL ESTATE
ADVISERS



Oxmantown Green

BLACKHALL PLACE, DUBLIN 7

PSRA Registration No. 003587.

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