



ИНВЕСТИРУЙ В ВОЛОГОДЧИНУ



дэп
Департамент
экономического развития
Вологодской области



**ИНВЕСТИРУЙ
В ВОЛОГОДЧИНУ**
ИНВЕСТИЦИОННОЕ АГЕНТСТВО
ВОЛОГОДСКОЙ ОБЛАСТИ

мой бизнес
Вологодская область



Real estate investment offer

VIKULINA HOUSE, 19TH CENTURY.

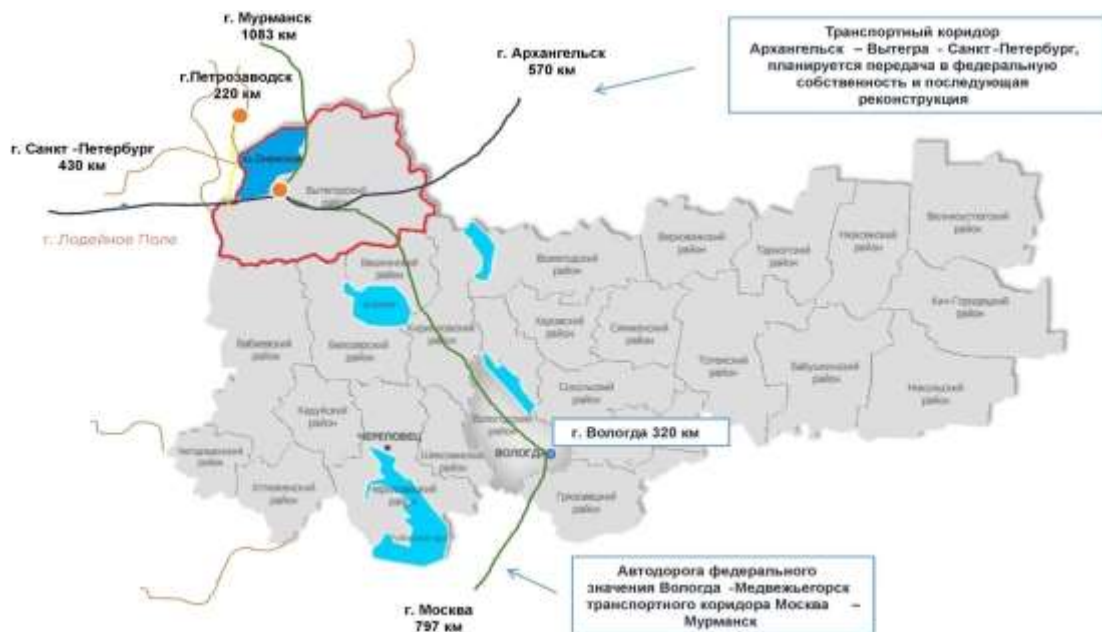
 Vologda Region, Vytegra, Lenin Ave., 56



THE BENEFITS OF AN OBJECT

▶ THE SITE'S ADVANTAGEOUS GEOGRAPHICAL LOCATION

- The building is located in the central part of the city, on the main street in close proximity to the main transport transit routes.
- The facility is located at the intersection of directions to Vologda, Cherepovets, Murmansk, Petrozavodsk and St. Petersburg and tourist flows.
- Located on the embankment of the River Vytegra



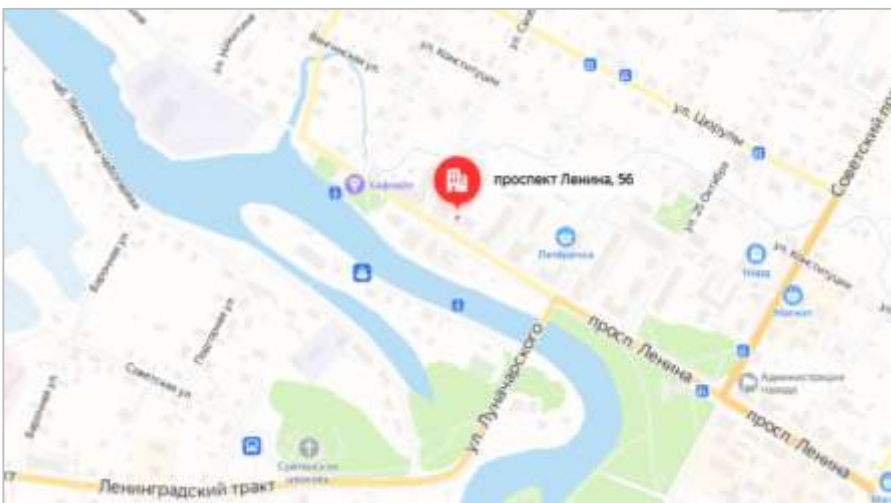
▶ THE HIGH TOURIST APPEAL OF THE AREA

- It borders the Arkhangelsk, Leningrad regions and the Republic of Karelia.
- The Volgo-Baltic Waterway, which connects the Baltic, White, Caspian, Azov and Black Seas in a single water system, passes through the area.
- It is included in the investment project "Creating a tourist and recreational cluster "Russian Shores«
- Entered the top 10 leaders in terms of the number of tourists in 2020

6 in the ranking of the most visited areas of Vologda region in 2020
place

60,7 visited the Vytegorok region in 2020
Thousands of tourists

DESCRIPTION OF THE OBJECT



Regional cultural heritage site
(FH No.73-Fz of June 25, 2002)

It is under state protection according to the decree of the Governor of the region dated 15.02.1999 No. 101 "On the establishment of the state protection of the monuments of the architecture of Vytegra"



Included in the Unified State Register of Cultural Heritage Sites of the Peoples of the Russian Federation

Registration number: 351620550730005



Location: Vologda region, Vytegra, etc. Lenin, 56 **The cadastral number of the site:** 35:01:0206007:0001

Land area: 241 кв. м.

The cadastral number of the building:

Building area: 266,3 sq.m.

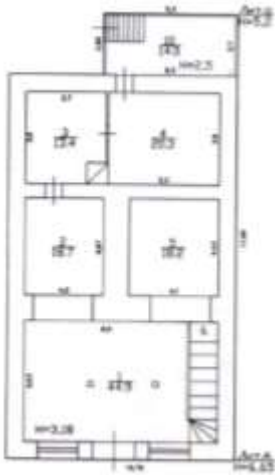
Land



location	Vytegra, Lenin Ave., 56
Cadastral number	35:01:0206007:0001
The area of the site	241 sq. m.
Land category	Land settlements
View of authorized use	To place the store
The cadastral number of the building	35:01:0206007:94
Building area	266,3 sq. m.
The owner of the site	private property
Terms of delivery	lease
Remoteness, transport infrastructure	The building is located in the central part of Vytegra Vologda is 322 km away St. Petersburg is 421 km away Moscow is 784 km away
Engineering infrastructure	Electricity - there is Water supply, drainage – no Heat supply - wood boiler Gas supply - no

DESCRIPTION OF THE OBJECT

1 floor



Two-storey brick mansion in the style of classicism

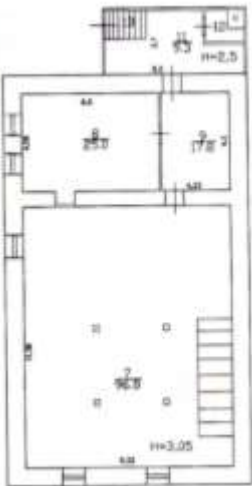
Construction date: 1823 year

The overall size of the building in the plan – 22,5x10,7 m

The general technical condition of the facility:

Restoration of facade works is required

2 floor



In 2010, restoration work was carried out in accordance with the Permit for the preservation of the cultural heritage site

An event to monitor the state of the cultural heritage site is planned for May 2021

RESTORATION WORK OF THE FACILITY

The procedure for the preservation (restoration) of the cultural heritage site:

1. Receiving a task in the body of protection of cultural heritage sites to carry out works on the preservation of the cultural heritage site.
2. The development of scientific and project documentation for the preservation of the cultural heritage site (development is carried out by an organization licensed by the Ministry of Culture of the Russian Federation).
3. Receiving the conclusion of the state historical and cultural examination of scientific and project documentation.
4. Reconciliation of scientific and project documentation in the body of protection of cultural heritage sites.
5. Obtaining a permit to carry out the restoration of the cultural heritage site in the body of protection of cultural heritage sites (the implementation of the complex of works can be carried out by an organization with a corresponding license).

1,6 million rubles.

Estimated cost of restoration work

OFFER FOR INVESTOR

- ▶ Rent a room with restoration work

Cost:

From 100 rub /sq.m. (first 2 years)

* The cost of restoration work will be counted as rent payments

- ▶ We can buy a building

Cost:

3,5 million rubles (possible bidding)



OPTIONS FOR INVESTMENT PROJECTS

Deli craft products



▶ **Deli craft products**- it is a complex gastronomic space, which includes a cafe of Russian cuisine with dishes of the region, a shop of local farm products (fish, jams, vegetables, etc.), a souvenir shop, an information center for tourists, an exhibition area.

Tourist centre



▶ **Tourist centre**, which will combine the functionality of a gift shop, an information center for tourists, meetings and workshops, educational events, presentations, museum and exhibition area.

WE INVITE YOU TO COOPERATE!

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