



## Kutchan YM Downtown Apartments

 9  4

### Niseko Property

190-15 Aza Yamada, Kutchan-cho, Abuta-gun, Hokkaido, Japan  
T: +81 136 21 5060  
E: sales@nisekoproperty.com

### Kutchan YM Downtown Apartments

This well-located property in downtown Kutchan consists of 4 units currently fully leased out, earning a near 8% gross yield at current list price. The property has the potential for 10.5% gross yield based on current market prices. Three of the units are 2LDK and 1 is 3LDK, which have been consistently rented out generating solid rental income. With two units having seen some recent renovations, rental rates should continue to improve. Due to its excellent location and close proximity to downtown, this property is sure to remain an attractive place for current and future tenants to come. 348 sqm of land in such an attractive location has the potential for capital appreciation as well, with the bullet train scheduled to arrive by 2030.

### Property Summary

**Address :** 5-1, 8-3, Kita-4 Nishi-1, Kutchan-cho, Abuta-gun

**Price :** ¥32,000,000

**Land size :** 345.43 m<sup>2</sup>

(approx. 104.36 tsubo)

**Building size:** Total Floor Area 284.31 m<sup>2</sup>

**Time to lift :** Hanazono - 10 minute drive

**Time to town :** 4 minutes on foot