

ROUTE 5 COMMERCIAL AND 695 TSUBO LAND

COMMERCIAL PROPERTY IN KUTCHAN



*All Details Approximate For Discussion Purposes Only.

A RARE ROUTE 5 COMMERCIAL HOLDING IN CENTRAL KUTCHAN

¥560,000,000

This 695.93-tsubo property combines immediate rental income, prominent main-road exposure, and long-term redevelopment potential beside recent and strategic neighbouring land acquisitions.

- ▶ **Prime Route 5 frontage** in central Kutchan, offering strong visibility and convenient access.
- ▶ **Large 2,300.61 sqm / 695.93 tsubo site**, offering scope for commercial, hospitality, mixed-use, or future redevelopment concepts, subject to relevant approvals.
- ▶ **Asking price:** JPY 560,000,000, or approximately JPY 804,700 per tsubo.
- ▶ **Two-storey building:** 382.69 sqm / 115.76 tsubo, comprising 189.53 sqm on the first floor and 193.16 sqm on the second floor.
- ▶ **Established restaurant tenancy:** Ground floor occupied by a yakiniku restaurant.
- ▶ **Second-floor living space:** Currently configured for residential use, offering flexibility for owner accommodation, staff housing, or other permitted uses.
- ▶ **Income-generating potential:** Existing commercial and parking uses provide a foundation for potential holding income, subject to lease arrangements and operating costs.
- ▶ **On-site parking use:** The eastern section of the site is currently utilised as a parking area.



📍 1-4 Niseko Hirafu Minami 3-jo Higashi-1, Kutchan, Abuta-gun, Hokkaido

🏠 Building Size: 382.69m² (115.76 tsubo)
Land Size: 2,300.61 m² (695.93 tsubo)

🚗 11 minutes drive

Get in touch

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