

Commercial property/business park

02763 Zittau Landkreis Görlitz, Produktion zum Kauf

Objekt ID: 213009-1



Bürofläche ca.: **1.053 m²** - Gesamtfläche ca.: **5.073 m²** - Kaufpreis: **2.500.000 EUR**



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Objekt ID	213009-1
Objekttypen	Halle/Lager/Produktion, Produktion
Adresse	02763 Zittau Landkreis Görlitz
Grundstück ca.	13.600 m ²
Nutzfläche ca.	5.073 m ²
Bürofläche ca.	1.053 m ²
Gesamtfläche ca.	5.073 m ²
Lagerfläche ca.	970 m ²
Heizungsart	Zentralheizung
Wesentliche Energieträger	Öl, Gas
Baujahr	2008 - 2014
Ausstattung / Merkmale	Alarmanlage
Provisionspflichtig	Ja
Käuferprovision	3,57 % v. Netto-VKPreis (inkl. MwSt)
Kaufpreis	2.500.000 EUR



Objektbeschreibung

Produktionsimmobilie / Gewerbepark

This attractive commercial property, which is being offered for sale in a prime commercial location, is a great opportunity for investors as well as for entrepreneurs and industrial companies looking to use the property in whole or in part for their own purposes as a manufacturing facility or as a business park. The intersection of B99 and B187, located directly on the border of the Czech Republic and Poland, is in the immediate vicinity. The city of Zittau has some 25,000 inhabitants and is part of the district of Görlitz.

The buildings were completely renovated between 2008 and 2014 and are fully developed. The fenced property, which is secured with sliding gates, has a size of approx. 12,800 m². In addition, an extension area of approx. 6700 m² can be acquired for EUR100,000.00, and an existing fenced, approx. 5400 m² car park that is suitable for 125 cars and equipped with a video surveillance system can be acquired for EUR200,000.00. Total usable space of approx. 5305 m² is available, with approx. 900 m² of office/administrative space, approx. 3440 m² of production space and approx. 965 m² of logistics space (loading zone & central warehouse).

The building and outdoor facilities are well kept and in very good condition.

The entire property is available to be put to new use on short notice.

For further information, please contact Mr Uwe Werner. Please call +49 7721 878660 to speak with him personally.

Ausstattung

Equipment of the production halls:

- Heating and ventilation system
- Combined heat and power unit optional
- Compressed air system
- Photovoltaic system
- Crane track in factory hall II
- Hall floor: concrete with coating

Equipment of the warehouse:

- Hall construction with warm storage
- Floor: asphalt

Car park:

- Approx. 5400 m²
- 125 parking spaces
- Video surveillance

Sonstiges

We invite you to visit us to take a tour. It is the express wish of the seller that you arrange an appointment to visit the site by contacting Mr Uwe Werner.

The offer is subject to our terms and conditions. The brokerage commission for the buyer amounts to 3.57% including VAT and is payable when the purchase price is due.



All information is provided on behalf of the seller – errors are possible. The offer is not binding; subject to prior sale.

Energieausweis

Energieausweistyp	Verbrauchsausweis
Ausstellungsdatum	12.05.2016
Gültig bis	12.05.2026
Gebäudeart	Nichtwohngebäude
Baujahr	2008 - 2014
Primärenergieträger	Gas, Öl
Endenergieverbrauch Strom	45,00 kWh/(m²·a)
Endenergieverbrauch Wärme	94,80 kWh/(m²·a)



Lage

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Luftaufnahme1



Luftaufnahme2

Hornstein & Werner
Immobilien

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