ID: 3306

BUSINESS BUILDING IN AN UNREPRESENTABLE LOCATION IN SLAVONSKI BROD

Slavonski Brod

699,000 €
1,942 €/m²







Slavonski Brod is located on the banks of the Sava River and represents a combination of rich history, Slavonian tradition and modern lifestyle. The city, recognizable by its imposing Brod Fortress, exudes the charm of the past, while at the same time offering all the advantages of a modern urban center. Slavonski Brod is an important point for business and investment, but also a city where it is easy to find a balance between business obligations and quality of life.

In an attractive and busy location in Slavonski Brod, an office building with a total net area of 357 m² is for sale, located on a spacious plot of 2463 m² - an ideal opportunity for investors and entrepreneurs looking for space with the possibility of growth and development.

This property is given special value by the fact that three additional plots are included in the price next to the building itself, which opens up a number of possibilities - from expanding the existing business to implementing new projects.Their area is 1890m2, which means that the total land area is 4353m2.

Basic characteristics:

total area of the building: 357 m²
ground floor: 185 m²
first floor: 172 m²
large and functional plot: 2463 m² + additional land
Fully equipped:

electricity, water, gas
gas central heating
air conditioning
Functional layout:

Ground floor:

storage space
sales/retail area
office space
boiler room and sanitary facilities
First floor:

two apartments
meeting room in the unfinished phase - adjust to your own needs
This property offers exceptional investment potential - perfect for a combination of warehouse, shop, office business or conversion into a modern business center.

Thanks to the large land area and additional plots, the future owner gets a rare opportunity to expand, upgrade and make the most of the location.

Take advantage of the opportunity and secure a space that can grow with your business.

FOR ALL OTHER INFORMATION CALL:

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Summary

LOCATION	Slavonski Brod	PROPERTY ID	3306
PRICE	699,000 €	TYPE	Office space
OFFICE TYPE	Trade	AREA	360 m²
YEAR BUILT	2005.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	-	PARKING SPACES	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Central	JOINERY	Excellent, PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Thermal insulation	ROOF	-
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
SHOP WINDOW	-	OFFICE LOOKING AT	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Infrastructure

- Electricity
- Water
- Gas
- Sewerage
- Phone line

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