



Commercial premise for sell

Area	Net price	Floor	Tax
71.00 m2	1 200 000 PLN	0	23%



OPIS OFERTY

If you are an entrepreneur looking for a unique opportunity in a rapidly developing area, this premises is perfect for you. The premises are located in a development that will eventually have **1600 apartments and a modern Eco-Park!**

A perfectly located commercial premises **with a large display window** of 71.01 sqm located on the first floor in the heart of Ursus at 2a Karol Taylor Street. This spacious premises represents an excellent opportunity for entrepreneurs looking for an ideal place to develop their business.

The premises will be perfect for services or trade, such as:

- boutique, specialty store (e.g. with organic, decorative products);
- beauty salon, hairdresser's or massage salon;
- medical office;
- beauty services;
- food outlet (e.g. café, pastry shop, bakery);
- office, design studio or service outlet (e.g. financial consulting, accounting);

In short, the place is versatile for various types of activities.

**Anna Szymańska**

Anna Szymańska

tel. (22) 185 34 40

anna.szymanska@maxon.pl

Basic

Offer number	1725/LHS/MAX
Price m2	16 901.40 PLN
Primary market	No
Condition of the premises	Development state
Rooms count	1
Site	Yes
Entrance	FromStreet

Standard

Air-conditioning	No
Forced ventilation	Yes
Opening Windows	No
Suspended ceilings	No
Raised floors	No
Optical fiber	Yes

Security

Smoke detectors	No
Access control	Yes
Sprinklers	No
Alarm	No

Media and equipment

Heating	Urban central heating
Hot water	City water
Gas	No
Power	Yes
The number of toilet	1

Parking place

Ground parking rent	1
---------------------	---

Cena za

Ground parking rent	1 PLN
---------------------	-------

Building

Year of construction	2024
Type of building	Apartment block
The State of the building	Shell
Number of floors	6
Elevator	No

Security building

Monitoring	Yes
The protection of the	No
Reception	No
Intercom	No