



Commercial premise for sell

Area	Net price	Floor	Tax
644.00 m2	10 390 000 PLN	0	exempt



OPIS OFERTY

I am pleased to present to you an offer for the sale of an attractive service premises with an area of 650 sq.m.

The property is located in Wilanów, in a very well-connected area, on the first floor of an apartment building from 2006.

The premises are finished to a high standard. It has a large shop window, 2 entrances (both with access from the street) and an elevator.

The premises include 4 parking spaces in the underground garage - extra paid.

Possible sale with tenant. At the moment the premises are leased for medical activities. Lease assured by contract until 2029.

There are 4 parking spaces in the underground garage belonging to the premises, additionally paid PLN 60,000 each.

There is also a possibility to buy additional space (also with a tenant) - 890 m.sq. m. or two units with a total area of 1,450 sq.m.

**Eliza Raczyńska**

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tel. (22) 460 90 50

eliza.raczynska@maxon.pl

Basic

Offer number	1733/LHS/MAX
Price m2	16 133.54 PLN
Primary market	No
Condition of the premises	Luxury
Rooms count	10
Site	Yes
Entrance	FromStreet

Standard

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

Security

Smoke detectors	Yes
Access control	Yes
Sprinklers	No
Alarm	Yes

Media and equipment

Heating	Urban central heating
Hot water	City water
Gas	Yes
Power	Yes
The number of toilet	2
Room height	350 cm

Parking place

Underground parking	4
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Underground parking	60 000 PLN
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Building

Year of construction	2006
Type of building	Apartment building
The State of the building	Very good
Number of floors	5
Elevator	Yes

Security building

Monitoring	Yes
The protection of the	Yes
Reception	Yes
Intercom	Yes