



## Commercial Building - Investment



### Info Agente

Nombre:	Ladislav Dubik
Correo electrónico:	ladislav.dubik@gmail.com
Nombre empresa:	ELD TRADING, s.r.o.
País:	
Experience since:	1995
Tipo de servicio:	Selling a Property
Specialties:	Other
Property Type:	Commercial Property
Teléfono:	+421 (903) 609-210
Languages:	Czech, English, Hungarian, Russian, Slovak
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 4,546,941.03

### Ubicación

País:	Eslovaquia
Estado/Región/Provincia:	Kosice
Dirección:	Lubina 1
Publicado:	11/06/2026

### Descripción:

I am selling a 6-storey administrative building /5 above ground and 1 underground floor/ with a floor area of approximately 3300m<sup>2</sup> and a built-up parking lot. Ground floor areas with a loading ramp, parking lot suitable for parking approximately 10 trucks or 80 passenger vehicles. Possibility of expanding the parking lot by approximately 40 parking spaces. Total land area 5090m<sup>2</sup>. The skeleton is a reinforced concrete structure, which allows for the layout of the interior spaces to be rearranged according to the needs of the building user. An additional floor would also be possible. A wide staircase allows for the installation of a large-capacity elevator. The building has its own water source. In the basement there is a covered area with a capacity for 200 people, gas-tight with ventilation equipment. There is sufficient space to add another wing.

### B) More information:

The built-up area is 960 square meters. In the basement there is an authentic civil protection shelter with



a capacity of 200 people, which can be used in case of emergencies. It is equipped with an electrical network, a water supply, an air filtration device, an emergency exit, etc. For example, the shelter is gas-tight, when closed, pressure is created that prevents any penetration. The basement is in perfect condition with many functional options and there are 5 more floors above it. It is suitable for business, offices, as well as storage and small production. Access to the motorway connection is available within 2 km and public transport within 250 m. A new Volvo car production plant is being built nearby.

There is enough space for another extension of the building.

Notice: in fastly dealing, possible discount.

In any question, do not hesitate contact me.

Nuevo:	Sí
Condición:	Must be reformed
Fabricado:	1984
Tenanted:	Sí

### Común

Pies cuadrados terminados:	3300 m2
Tamaño del lote:	5090 m2
Floor Number:	5

### Building details

Parking:	Sí
Total Number of Parking Spaces:	80
Building Amenities:	Elevator
Número de plantas:	6
Orientation:	SW

### Rental details

Furnished:	No
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### Lease terms

Date Available:

### Contact information

Teléfono:	+421 (903) 609-210
IMLIX ID:	IX16.576



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