



## Commercial Building - Investment



### Ügynök információ

Név:	Ladislav Dubik
Email:	ladislav.dubik@gmail.com
Cégnév:	ELD TRADING, s.r.o.
Ország:	
Experience since:	1995
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	Other
Property Type:	Commercial Property
Telefon:	+421 (903) 609-210
Languages:	Czech, English, Hungarian, Russian, Slovak
Weboldal:	

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 3,990,000

### Elhelyezkedés

Ország:	Slovakia
Állam/Régió/Tartomány:	Kosice
Cím:	Lubina 1
Feladta:	2026. 06. 11.
Leírás:	

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.

Új:	Yes
Állapot:	Must be reformed
Built:	1984
Tenanted:	Yes

## Gyakori

Kész négyzetméter:	3300 nm
Telekméret:	5090 nm
Floor Number:	5

## Building details

Parking:	Yes
Total Number of Parking Spaces:	80
Building Amenities:	Elevator
Emeletek száma:	6
Orientation:	SW

## Rental details

Furnished:	No
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## Lease terms

Date Available:

## Contact information

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



IMLIX

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