



## Đakovo, Industrial Zone - Commercial Building with 7 Business Units



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 997,464.88

### Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	Osjecko-Baranjska Zupanija
Città:	Osijek
Publicato:	27/03/2026

### Descrizione:

Đakovo, Industrial Zone - Fully Functional Commercial Building, 750 m<sup>2</sup> + Additional Land of 400 m<sup>2</sup> Located in Đakovo's industrial zone, this fully operational commercial building spans 750 m<sup>2</sup> and includes an additional 400 m<sup>2</sup> of adjacent land. The property presents an exceptional investment opportunity, as it is currently almost fully leased (6 out of 7 units), providing stable and immediate rental income. The building comprises 7 commercial units of various sizes and purposes, including warehouses, offices, workshops, a car wash, and an event space. Each unit has its own entrance, offering flexibility for leasing or owner use. Unit Breakdown: Office/Warehouse - 112 m<sup>2</sup> (4 rooms, storage, WC) Car Wash - 88 m<sup>2</sup> (workshop, office, bathroom) Unit - 50 m<sup>2</sup> (3 workrooms, WC) Event Room - 150 m<sup>2</sup> (hall, kitchen, room, bathroom, hallway) Unit - 40 m<sup>2</sup> (3 workrooms) Warehouse - 250 m<sup>2</sup> (one large open space) Unit - 150 m<sup>2</sup> (2 rooms - currently vacant) The building was fully renovated in 2025, including a new roof, windows/doors, and complete interior refurbishment. It is connected to electricity, water, and sewer systems, while gas infrastructure is available directly in front of the building. Heating is provided by a central plant and is free of charge. An asphalted parking area with multiple spaces is available in front of the building for tenants and clients. A significant additional benefit is the possibility of installing solar panels on the roof (currently under negotiation), with the future owner entitled to 10% of the generated electricity as extra income. Further information available upon request....

For this property contact our agent on telephone number +385 99 751 0190.

More on Eurovilla.hr, ID: 472862



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Direct link: <https://eurovilla.hr/en/property/dakovo-industrial-zone-commercial-building-with-7-business-units/472862/>

## Comune

Dimensione del lotto: 750 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/LFVL-T23095/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LFVL-T23095/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 472862

