



Commercial Estate With House, Production Space, Shop For Sale in Koszalin Poland



Informazioni sull'Agente

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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 513,994.15

Posizione

Nazione:	Poland
Stato / Regione / Provincia:	West Pomerania
Città:	Koszalin
Cap:	75-521
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Descrizione:

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<https://www.youtube.com/watch?v=XJuUpZtYuXc>

Pilsudskiego
67A
Koszalin
West Pomerania
75-521
Poland

A Prime Investment Opportunity in Koszalin: Where Coastal Lifestyle Meets Commercial Potential



Finding a property that seamlessly blends high-yield commercial utility with premium residential comfort is a rarity. Located in the heart of Koszalin, Poland, this expansive estate offers a unique 'best of both worlds' scenario. Whether you are an entrepreneur looking for a flagship headquarters or an investor seeking a versatile asset with significant rental potential, this property on the newly revitalized Piłsudskiego Street stands as a landmark of opportunity.

The building's structure has considerable potential: a simple gable roof, a large street-facing facade, and an unusual balcony that, once renovated, could become a key identifying feature of the property.

This building would be particularly well-suited as a combination of:

a specialty coffee shop + a boutique B&B + a workshop and educational space, as the location has an urban character while also allowing for the creation of an intimate front garden.

This is one of those properties that, after a well-planned renovation, could look far more prestigious than its current condition suggests.

The Residence: Elegance and Versatility

Built in the 1980s with enduring brick craftsmanship, the main building is a three-level structure designed with both scale and sophistication in mind. While the ground floor is dedicated to business, the upper levels provide a sanctuary of living space that can be adapted to suit a variety of needs.

* **Level 2 & 3 (Living Quarters):** These floors are expansive and flooded with natural light. The layout is highly flexible; the current configuration allows for these levels to be easily partitioned into two independent flats per floor. This makes the property ideal for multi-generational living or for conversion into high-end rental apartments or a boutique guesthouse.

* **Architectural Details:** The interior boasts a timeless aesthetic. A grand staircase featuring elegant marble steps and polished brass handrails connects the levels, offering a sense of prestige from the moment you enter. On the second floor, an open fireplace serves as the heart of the home, providing warmth and a cozy atmosphere during the Baltic winters.

Commercial Powerhouse: Ground Floor & Beyond

The ground level (Level 1) is a turnkey commercial space with a rich history. Formerly the site of the renowned 'Krakowiak Bakery'—a local staple since 1976—the building carries a legacy of successful commerce.

* **The Shop & Production Space:** The ground floor is currently configured with a dedicated retail storefront and a large production area. This setup is perfect for artisanal businesses, from bakeries and micro-breweries to a stylish bistro or pizzeria.

* **The 'Beer Garden':** Adding to its commercial appeal is an outdoor 'beer garden' area, perfect for hospitality ventures looking to capitalize on the foot traffic of a central city location.

* **Outbuildings & Infrastructure:** The estate is fully fenced and includes a comprehensive suite of outbuildings. This includes a large garage equipped with a repair channel, ample parking space, extensive



basements, utility rooms, and a dedicated private office.

Location: The Heart of a Revitalized District

The property is situated on Piłsudskiego Street, which underwent a complete transformation in 2024. The renovation introduced stylish new lamp-posts, modern paving, and curated 'small architecture,' giving the entire neighborhood an upscale, contemporary feel.

Connectivity and Convenience:

- * **Transport:** A bus stop is located directly adjacent to the building, ensuring excellent public transport links for staff or customers.
- * **Institutional Proximity:** You are just 1 km from the local hospital and within walking distance of the university campus, student dormitories, schools, and pharmacies.
- * **Regional Access:** With the S6 expressway nearby, travel to major hubs is efficient:
 - * Szczecin: 171 km
 - * Gdynia: 194 km
 - * Berlin: 314 km

Nature at Your Doorstep: The Baltic Gateway

While the property sits in the urban center, it is uniquely positioned near Poland's most beautiful natural landscapes.

- * **The Sea:** The Baltic Sea is just a 10-minute drive away (approx. 10 km). In the summer, you are within easy reach of popular coastal resorts, while the off-season offers a peaceful retreat.
- * **Greenery & Lakes:** The street is nestled near three city parks, and a lush forest is just a 15-minute walk away. For hikers, Chełmska Mountain—a site of significant historical and spiritual importance—is a 25-minute walk.
- * **Water Sports:** Within a 10–20 km radius, you will find Lakes Jamno, Manowo, and Rosnowo, offering premier spots for kayaking, swimming, and sailing.

Unlocking the Potential: Possible Uses

The sheer scale and flexible layout of this estate allow for a multitude of investment strategies:

1. **Hospitality & Food:** Transform the production area into a craft brewery, a Montessori-style café, or a high-end restaurant with a garden.
2. **Health & Wellness:** The layout is perfectly suited for a private healthcare clinic, a luxury hair salon, or a comprehensive beauty and wellness spa.
3. **Education & Work:** The proximity to the university makes this an ideal location for a language school, a co-working 'flexi-office' space, or a specialized training center.
4. **Residential Income:** Convert the upper floors into multiple short-term rental apartments (Airbnb) to cater to the tourists heading toward the Baltic coast.



Summary of Advantages

- * **Premium Infrastructure:** Solid brick construction with a 2024 street renovation.
- * **Unique Features:** Marble stairs, brass finishes, and an open fireplace.
- * **Business Ready:** Existing production space, shop, and office facilities.
- * **Lifestyle:** 10 minutes to the sea, walking distance to forests and parks.
- * **Flexible Layout:** Easily adaptable for residential, commercial, or mixed-use.

This is more than just a building; it is a storied location with deep roots in the Koszalin community. Whether you intend to continue its legacy of craftsmanship or reinvent the space for a new generation, this property offers the square footage, the location, and the character to make your vision a reality.

Contact us today to schedule a private viewing of this exceptional Koszalin estate.

ABOUT THE AREA

Koszalin stands as the vibrant heart of Middle Pomerania, serving as a vital cultural and economic hub in northwestern Poland. Located just 10 km from the Baltic Sea, it offers a unique urban atmosphere characterized by vast green spaces, including several historic parks and the forested slopes of Chełmska Mountain. This 'green city' serves as a gateway to the coast, providing residents and visitors with a high quality of life that balances modern infrastructure—like the recently revitalized Piłsudskiego Street—with immediate access to pristine nature, lakes, and seaside resorts.

The city is steeped in history and academic energy, being home to the Koszalin University of Technology and a thriving arts scene. Its architectural landscape is a blend of Gothic heritage, like the 14th-century Cathedral of the Immaculate Conception, and modern residential developments. As a regional center for healthcare and education, Koszalin attracts a diverse population, creating a stable environment for both families and entrepreneurs who benefit from the city's strategic position along the S6 expressway.

Economically, Koszalin is a land of opportunity, bolstered by its Special Economic Zone and a tradition of local craftsmanship, famously exemplified by the long-standing 'Krakowiak Bakery.' The city's infrastructure has seen significant investment in recent years, resulting in improved transport links, stylish 'small architecture,' and a burgeoning market for both boutique retail and large-scale production. Its proximity to the nearby lakes of Jamno and Rosnowo further enhances its appeal as a destination for tourism-related investments and water sports enthusiasts.

For international travel and logistics, the nearest airport is Solidarity Szczecin–Goleniów Airport (SZZ), located approximately 100 km to the west. It is easily accessible via the S6 expressway, typically taking about an hour by car. This airport provides essential domestic and international connections, linking the Koszalin region to major European hubs and ensuring that the city remains well-connected for business travelers and tourists alike.

MAiN FEATURES:

- * 300m2 of living space



- * 450m2 plot
- * 6 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Poland
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com
- * A new heating system has been installed for heating level 2 and 3 – cheap and efficient running costs.
- * Professional electrically heated deck oven is also on level 1 as a bonus

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Comune

Camere da letto:	6
Bagni:	3
Finito piedi quadrati:	300 mq
Dimensione del lotto:	450 mq

Utility details

Heating:	Si
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.385.713

