

Rented commercial property for sale in Sierning/Neuzeug!



Objektnummer: 6244/601

Eine Immobilie von COORE-GC Real Estate GmbH

Zahlen, Daten, Fakten

Art:	Halle / Lager / Produktion - Produktion
Land:	Österreich
PLZ/Ort:	4523 Sierning
Nutzfläche:	14.950,00 m ²
Kaufpreis:	6.500.000,00 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.





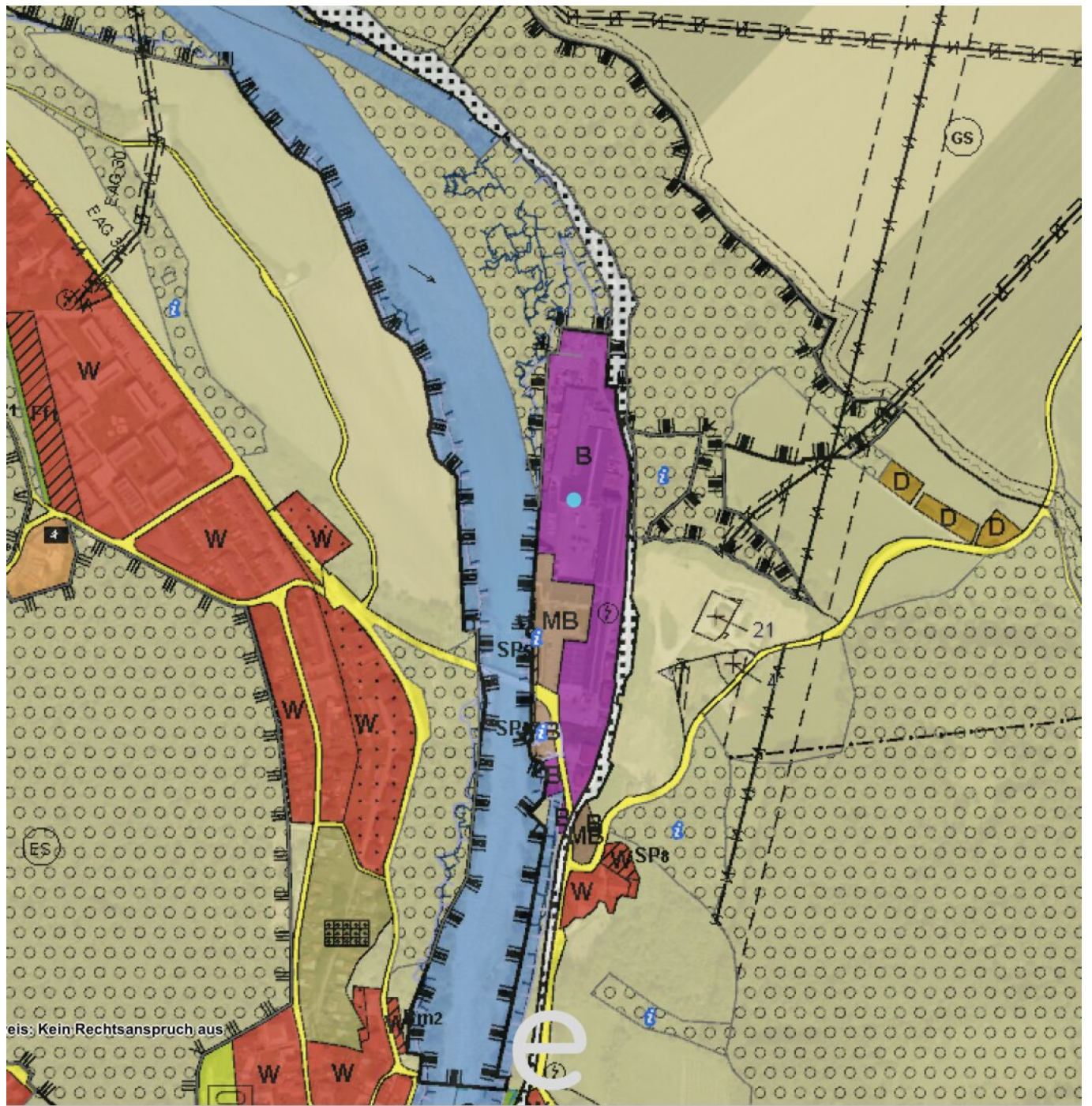














Objektbeschreibung

Commercial property for sale in Sierning/Neuzeug!

Location and Zoning:

- **Location:** Sierning/Neuzeug
- **Zoning:** Industrial zone, except for the guesthouse and the asylum section - MB
- **Land size:** Approx. 27,338 m²

Buildings and Areas:

- **Existing structures:** Several halls, office buildings, and a guesthouse
- **Leasable area:** Approx. 11,584 m²
- **Total usable area:** Approx. 14,950 m²
- **Leasable open space:** Approx. 2,000 m²

Photovoltaic Systems:

- **PV system on office block:** Owned by the owner
- **PV system on the remaining roof:** Approx. 1.5 megawatts, leased for 20 years
- **Power supply:** Available from the contractor, but not obligatory

Guesthouse (BG 5):

- **Renovation:** Currently fully renovated inside, the 2nd floor is ready for finishing, designed for one-room sleeping quarters with bathrooms
- **Handover:** Turnkey to the new owner

Adjacent renovated building:

- **Interior:** Newly tiled, new restrooms, showers, and rooms
- **Usage:** Office and worker rooms as well as hall spaces
- **Renovation:** Facade and windows renewed

Special Features:

- Versatile usage possibilities due to the mix of office, production, and residential areas
- Ideal location and extensive renovations make the property attractive to investors and businesses from various industries

This property presents an excellent opportunity for investors and companies seeking a well-equipped and strategically located commercial space. Further details and viewing appointments can be arranged upon request.

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Infrastruktur / Entfernungen

Gesundheit

Arzt <2.500m

Apotheke <2.000m

Klinik <1.500m

Krankenhaus <2.500m

Kinder & Schulen

Schule <2.000m

Kindergarten <2.500m

Universität <6.000m

Höhere Schule <5.500m

Nahversorgung

Supermarkt <1.500m

Bäckerei <2.500m

Einkaufszentrum <6.000m

Sonstige

Bank <1.500m

Geldautomat <1.500m

Post <2.000m

Polizei <2.500m

Verkehr

Bus <1.000m

Bahnhof <500m

Flughafen <5.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap