Exceptional hunting, shooting sports & commercial property opportunity in Mürzzuschlag, Austria



Objektnummer: 736

Eine Immobilie von Natureal

Zahlen, Daten, Fakten

Art:	Halle / Lager / Produktion
Land:	Österreich
PLZ/Ort:	8680 Mürzzuschlag

Provisionsangabe:

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Eva Brugger

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


























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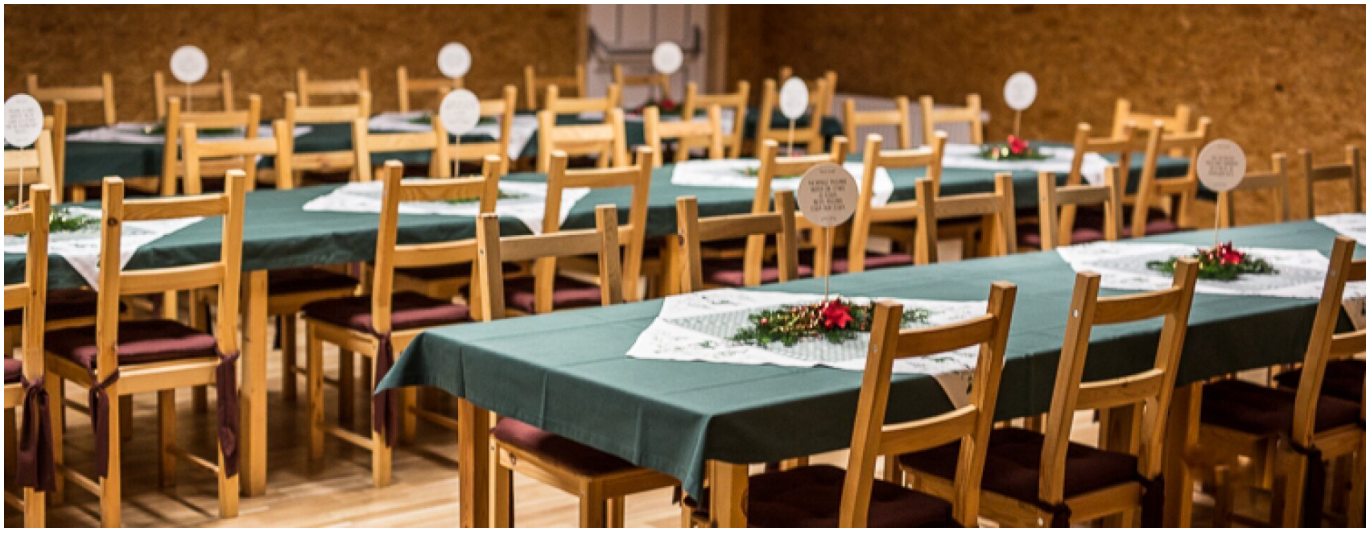

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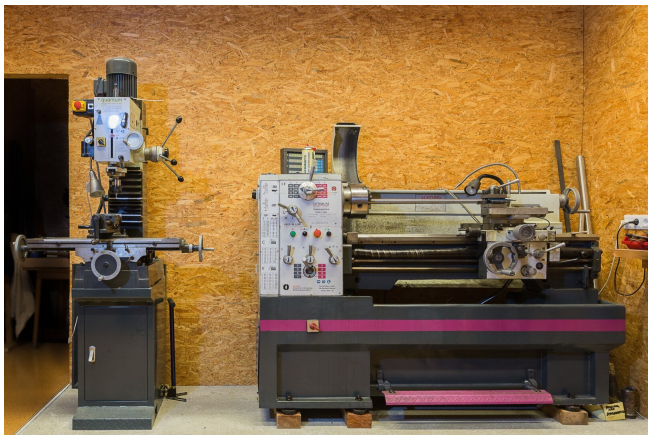


































Objektbeschreibung

A unique opportunity for hunting, shooting sports and related businesses

This versatile industrial and commercial property offers an outstanding opportunity to establish a specialist center for hunting, shooting sports and related activities.

The property is equally well suited to a wide range of alternative commercial uses, including retail, trade, storage, workshops, manufacturing and other business operations.

With its flexible commercial potential, the property is an attractive option for owner-occupiers, investors and businesses looking to establish or expand their operations in a dedicated commercial location.

Available for sale or lease.

Exceptional hunting, shooting sports & commercial property opportunity in Mürzzuschlag, Austria

A unique business opportunity – for sale or lease

Dear prospective buyers and tenants,

For positive personal reasons, and after 42 insurance years in the firearms business, Mr. Gerold Gissing has decided to offer GISSING WAFFEN for sale or lease.

In the event of a sale or lease, Mr. Gissing would, of course, be available to ensure a smooth and seamless transition as he has maintained an excellent relationship with his nearly 9,000 customers over many years.

The location also offers considerable potential for an expanded business concept. Possible additions could include the manufacture and sale of hunting-ground infrastructure and equipment, the dealing in game meat, as well as the sale of off-road and hunting ground vehicles and other related products. With regard to Austria's new gun control law, the establishment of a hunting academy or training school could also represent a highly attractive addition.

The property is situated in the heart of an area surrounded by hunting grounds, where numerous well-established and financially well-positioned hunting clients of the Austrian Federal Forests pursue their passion.

Customers purchasing a hunting firearm do not necessarily want to carry a newly purchased firearm hundreds of metres through a shopping centre. They value the ability to collect a professionally sighted-in firearm on private premises and drive away directly from the property. This is a unique advantage of this location.

In case of a lease arrangement the indoor shooting gallery, gun ranges and various warehouse and hall areas could potentially be operated by Mr. Gerold Gissing himself.

This spacious 12,157 m² industrial site is located in a green and exceptionally attractive setting and offers a wide range of opportunities to take your business to the next level.

The extensive site allows for flexible planning and future expansion. The property provides ample space to organise operational processes efficiently while retaining significant scope for further development.

Located in Mürzzuschlag, Styria, the property combines an attractive natural setting with excellent strategic advantages for commercial operators.

Its outstanding transport connections ensure convenient access for both employees and customers. The location provides excellent links to surrounding municipalities and facilitates efficient movement of goods and people.

The major cities of Vienna and Graz can both be reached in approximately one hour by car.

The location would also be highly suitable for a firearms wholesaler combined with a retail operation.

Due to the property's distinctive layout and infrastructure, numerous additional commercial uses are possible.

The site includes approximately 700 m² of warehouse space with almost 5 metres of ceiling height, including the possibility of direct truck loading.

One of the property's most distinctive features is its direct access to the Mürz River.

This opens up additional potential uses, including, for example, fly fishing and related recreational activities.

The company's property borders the Mürz River along a stretch of several hundred metres.

Key Features

- own water rights, which are actively utilised
- private biological sewage plant, operating reliably for approximately 15 years
- independent heating system using a wood-chip heating plant with two 120 kW boilers
- professional ventilation system for the shooting ranges, built by modern standards
- as mandated by trade law licensed shooting range (nowadays obtaining approval for a shooting facility is particularly challenging under today's regulatory environment)
- exceptional, secluded location with no transit traffic
- excellent transport connections
- only approx. 6 minutes to the motorway, providing convenient access towards Vienna and Graz
- established customer database of approximately 9,000 customers
- more than 1,100 dedicated shooting range customers

Gutting and redevelopment of the premises took place in 2011.

Property Layout

Sales area: approx. 300 m² (expandable to approximately 500 m²)

Seminar room: approx. 100 m²

Suitable for training sessions, seminars, hunting courses and other events

Café / Hospitality area: approx. 55 m²

(a comfortable area for serving beverages)

Shooting range & hand gun firing ranges: approx. 320 m²

Shooting hall: 100 m, 4 firing lanes, approx. 600 m²

Office 1: approx. 30 m²

Office 2: approx. 50 m²

Workshop: approx. 30 m²

Restroom facilities: approx. 50 m²

Storage Rooms 1–3: total approx. 60 m²

Corridors / circulation areas: approx. 250 m²

Warehouse 1: approx. 500 m²

Warehouse 2: approx. 80 m²

Roofed outdoor hall: approx. 250 m²

Additional Property Available

If required, the adjacent 2,879 m² property can also be made available. It includes:

Staff apartment 1: approx. 48 m²

Staff apartment 2: approx. 28 m²

Idyllic fishing pond: approx. 300 m²

For major events, several hundred parking spaces are available.

Energy & Infrastructure

As mentioned above, the entire facility is heated by a wood-chip heating system.

The extensive roof areas provide excellent potential for the installation of a photovoltaic (PV) system, allowing the property to achieve an even higher degree of energy independence.

The property's water supply and sewage system are privately operated, providing a high degree of self-sufficiency.

Access to the property is via a private bridge crossing the Mürz River, further contributing to the site's exceptional privacy and independence.

Flexible acquisition & Leasing options

As outlined above, several transaction structures are possible, allowing the property to be tailored to the requirements of the future operator.

- Purchase combined with a lease arrangement and residual value
- Outright purchase of the property
- Lease of subareas

This flexibility makes the site attractive both to investors and owner-operators, as well as to businesses seeking a unique location for an established or newly developed commercial concept.

Contact us today to learn more about this exceptional and highly versatile commercial property, offering outstanding opportunities for business development in a truly unique setting.

The lease exposé for the property is available on our website under Property No. 731.

We will be happy to discuss the various acquisition and leasing options and work with you to identify the solution which meets your requirements best.

For further information, please contact:

Eva Brugger

Tel. +43 664 388 555 7

Viewings can be arranged at short notice.

The broker acts as a dual estate agent, representing both parties in the transaction.

Noch nichts gefunden? Wir informieren Sie über geeignete Immobilienangebote noch vor allen anderen.
Legen Sie jetzt Ihren individuellen Suchagenten unter folgendem Link an. Wir schicken Ihnen passende Immobilien exklusiv vorab zu.
Suchagent anlegen - https://natureal.service.immo/registrieren/de

Hinweis gemäß Energieausweisvorlagegesetz: Ein Energieausweis wurde vom Eigentümer bzw. Verkäufer, nach unserer Aufklärung über die generell geltende Vorlagepflicht, sowie Aufforderung zu seiner Erstellung noch nicht vorgelegt. Daher gilt zumindest eine dem Alter und der Art des Gebäudes entsprechende Gesamtenergieeffizienz als vereinbart. Wir übernehmen keinerlei Gewähr oder Haftung für die tatsächliche Energieeffizienz der angebotenen Immobilie.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit
Arzt <3.500m
Apotheke <3.500m
Krankenhaus <4.000m

Kinder & Schulen
Schule <3.500m
Kindergarten <2.500m

Nahversorgung
Supermarkt <3.500m
Bäckerei <3.500m
Einkaufszentrum <5.000m

Sonstige
Bank <3.500m
Geldautomat <3.500m
Post <3.500m
Polizei <3.500m

Verkehr
Bus <500m
Autobahnanschluss <5.000m
Bahnhof <3.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap