

## Pátka

145 000 000 HUF

### INVESTMENT OPPORTUNITY! SALE AND LEASEBACK!

Vip-000527. Only 10 km from Székesfehérvár, in Pátka, an independent industrial site / warehouse building of 1000 m<sup>2</sup> on a 6978 m<sup>2</sup> plot is for sale!

The current users of the building would lease back the property after the sale!

The building consists of three equal-sized warehouse units and includes 2 restrooms, 2 kitchen-dining areas, and a meeting room.

#### Key Features:

Easily accessible without restrictions

Internal height: 3m - 5m

Power supply: 3x25 A

Fenced area, accessible via a wide gate

Heating is provided by gas and a mixed-fuel boiler (with radiator-based heat distribution)

Utilities: water, electricity, gas; wastewater is managed by a 30m<sup>3</sup> septic tank

#### Zoning and Development Parameters:

Zoning classification: Gip-1 (general economic area)

Maximum buildable area: 40%

Minimum green space: 30%

Minimum plot size: 2000 m<sup>2</sup>

Building height limit: 8 m

Asking Price: HUF 145 million ...



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ID number	384388
Type	For sale - Storage
Space	1 000 m <sup>2</sup>
Condition	In good condition
Structure	Concrete
Heating	Gas (HERA)
Parking	Self-parking
Year of construction	1970

FOR SALE

