

Commercial/service premises for sale

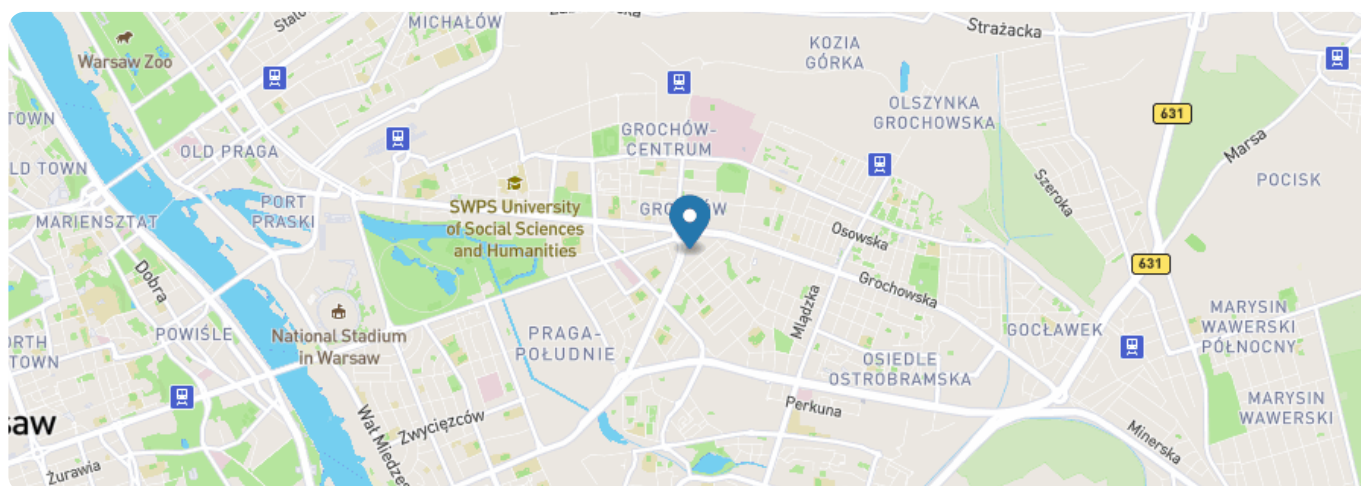
## Premises for sale Rondo Wiatraczna

**113.50 m<sup>2</sup>**

al. Aleja Stanów Zjednoczonych, 04-036 Warszawa

**2 325 000,00 PLN**

20 484,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** sale

**Property type:** Commercial/service premises

**Market:** secondary

**Space:** 113,50

**Rent:** 2300.00

**Available from:** 18.04.2024

**Commercial purpose:** Commercial/service premises

**Offer number:** WIL588324

## Description

### Offer for the sale of commercial and service premises with a tenant.

The property is located within the Praga-Południe district, part of Grochów.

Situated on a busy street at the Wiatraczna roundabout, in an excellent location, on the ground floor of a building with a total usable area of **113.5 m2**.

#### The 113.5 m2 comprises:

- Office with display windows
- Kitchen and social room
- Bathroom
- Corridor

#### Advantages of the Premises:

- Excellent visibility from the street, large shop window
- Two entrances: one from the street, the second entrance from the shopping centre
- Ceiling height 3.35 m
- Premises utilities: air-conditioning, plumbing, electricity, power, alarm.
- Excellent communication point: bus and tram stops within 50-100 m.
- A metro station will be built in the near future
- Numerous shops, restaurants, galleries and retail and service points are located nearby

#### Important information:

- High rate of return, approx. 7.5%
- Stable Tenant
- Regulated land
- Form of ownership: co-operative-ownership right to premises with an established Land and Mortgage Register

- Service charges amount to approx. PLN 2300 per month

### Terms of sale:

Price: 2 350 000 PLN net

*I sincerely recommend and invite you to a presentation at a convenient time!*

## Offer advisor

**Irena Kruchyna**

Phone: [536333829](tel:536333829)

E-mail: [irena.kruchyna@wilsons.pl](mailto:irena.kruchyna@wilsons.pl)

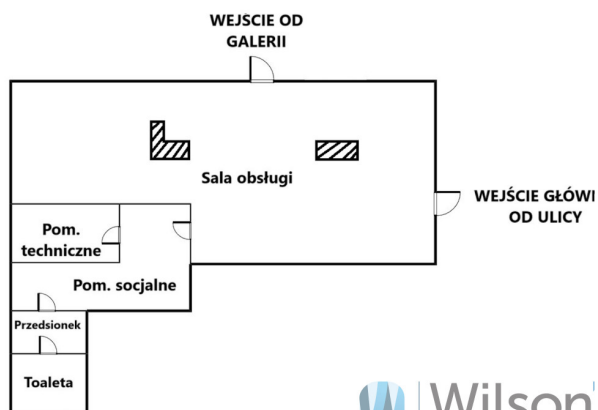
## Photos







całkowita powierzchnia: 113,50 m<sup>2</sup>



**Wilson**  
NIEUCHOMOŚĆ



