Budapest – II. kerület

Exclusive retail in Óbuda

Property ID: HU22439263



PURCHASE PRICE: 800.000 EUR

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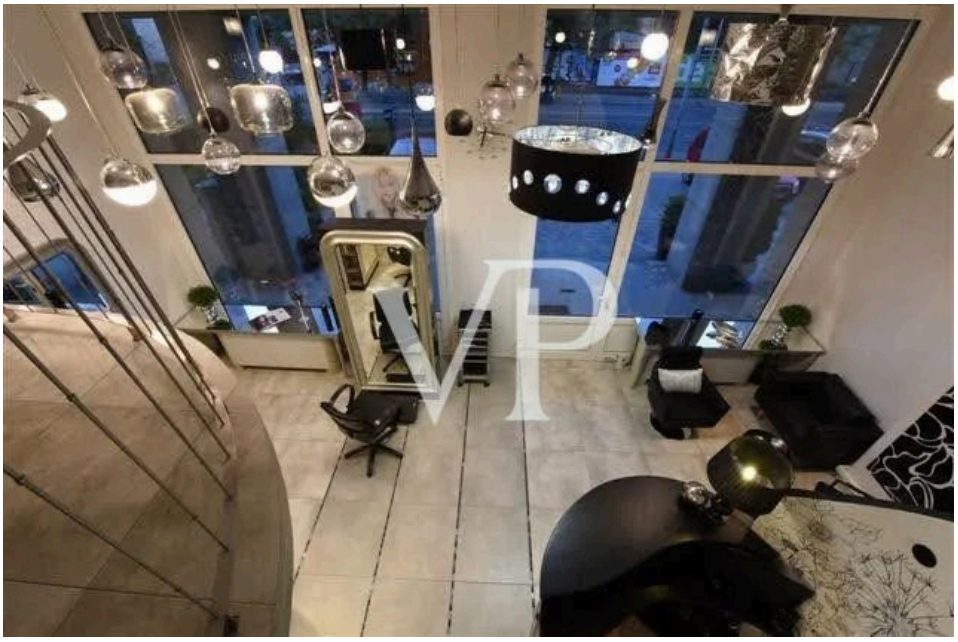
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At a glance

Property ID	HU22439263	Purchase Price	800.000 EUR
		Usable Space	ca. 206 m²

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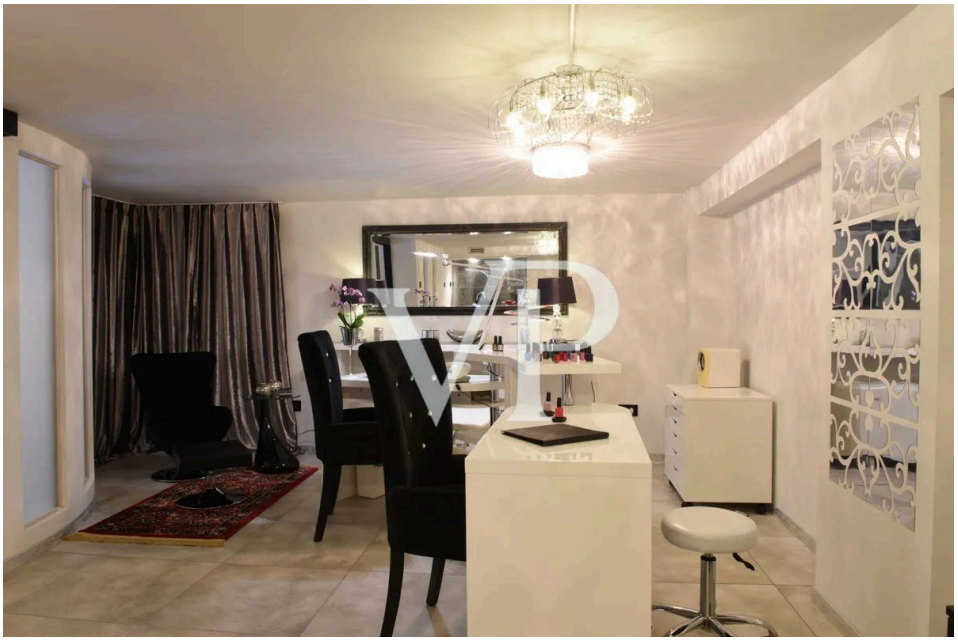
The property





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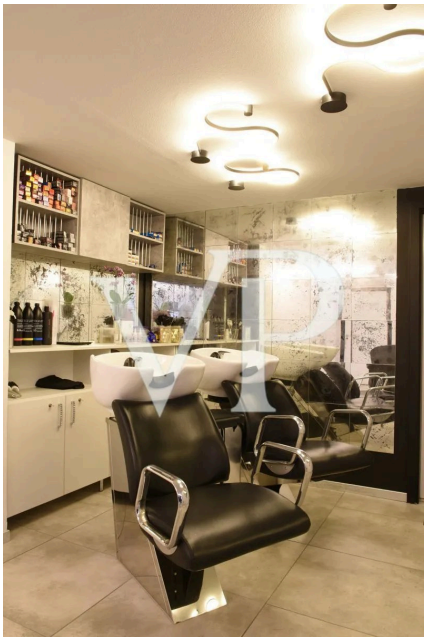
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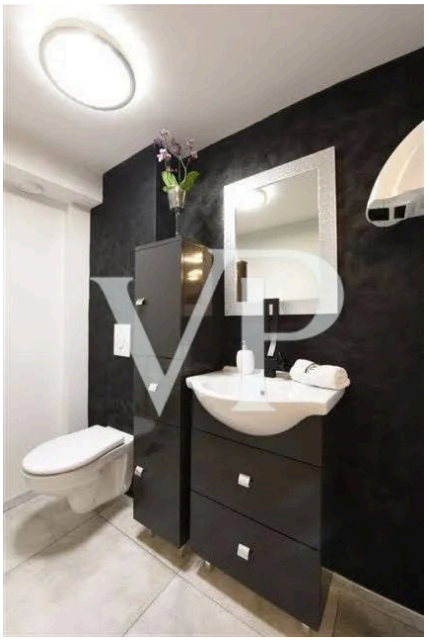




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The property





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The property

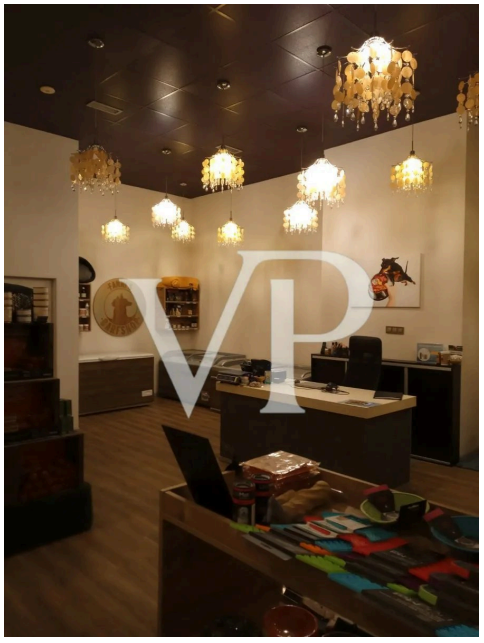




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The property





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A first impression

The business premises
The store has a huge 4 meters-tall glass portal that faces the street front for about 30 meters. Corner property, therefore, is particularly eye-catching for its location.
There are five entrances, thanks to which the sales area can be designed in several ways. The internal height is high: 4.5 meter.
The ground floor is 156 m2 and the gallery is 50 m2
It is currently divided into 2 parts: a 60 m2 part and a 96 m2 plus 50 m2 gallery part.
Quality, exclusive materials were used in the design of the store. The property is regularly maintained and has undergone a professional renovation a year ago. Central heating and cooling.

The House
The retail space is located on the ground floor of a five-storey premium office building.
There is parking right in front of the store, which is convenient for customers and advantageous for transporting goods.
Garage spaces can be rented in the office building.
Remains of buildings from Roman times were discovered during the construction of the office building. There are Roman relics outside the house and inside some of the business premises.

The area
It is located on the border of the district 2 and 3. Near Zsigmond tér and Kolosy tér, between the busy Bécsi út and Lajos utca. It is in a highly frequented, commercially extremely advantageous environment at the foot of Szemlőhegy.
Excellent public transport: tram 17, 19, 41, train H5, bus services 9, 29, 65, 65A, 109, 111, 165, 923, 934, 960

Yield, return
The retail space can be purchased together with fixed, stable, long-term tenants.
It has a beauty salon and a premium pet food shop.
Good investment, fast return and secure value growth!

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Contact partner

For further information, please contact your contact person:

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