



#0003002388

Strategische Lage: Ihr Geschäft in bester Umgebung

5071 Himmelreich



Rent: 22.680,00 €

Usage Area: 1.204,00 m²

YOUR CUSTODIAN



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DESCRIPTION

This spacious business premises impresses with an inviting sales area that is ideal for your company. The location is highly frequented and offers the best conditions for your business success. Parking spaces are available directly on site to make your customers' visit as pleasant as possible.

The property also has sufficient storage space, an office for administrative activities and sanitary facilities. Here you can implement your business ideas optimally and get off to a successful start. The location of the business premises is particularly attractive, as it is in the immediate vicinity of the airport and offers first-class infrastructure. It is also located next to the Designer Outlet Salzburg, which attracts additional customers.

Take advantage of this unique opportunity and secure this attractive business premises in a prime location!



FITTINGS AND PROPERTIES

PROPERTIES



Category	Salesroom
Usage Type	Commercial
Sales Type	Rent
Form of ownership	Sole ownership
Year of construction	1972
Construction status	Finished
Heating	Central Heating: Oil
Car Spaces	49 x Open

AREAS

Usage Area	ca. 1.204 sqm
Total Area	ca. 1.204 sqm
Sales Area	ca. 767 sqm
Office Area	ca. 14 sqm
Storage Area	281,00 sqm
Other Area	ca. 141 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	12.03.2015
Valid until	11.03.2025
HWB-Value (KWh/m ² /a)	160,00
HWB Class	 E
fGEE Value	1,26
fGEE Class	 C

SEGMENTATION

Commercial Units	1
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Große Verkaufsfläche
Lagerfläche
Büros
Parkplätze
sofortige Verfügbarkeit

**PRICES AND FINANCIAL INFORMATION****BASE PRICES**

Net Rent	19.800,00 € incl. 20% VAT
Net Rent Sum	19.800,00 € incl. VAT

RUNNING COSTS

Running costs	2.880,00 € incl. 10% VAT
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TOTAL

Total Rent	22.680,00 € incl. VAT
Commission Rent	3 gross monthly rents plus 20% VAT
Deposit	One gross monthly rent

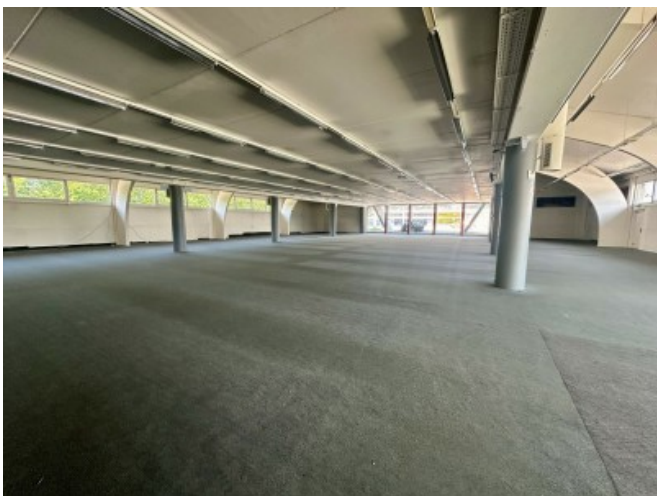
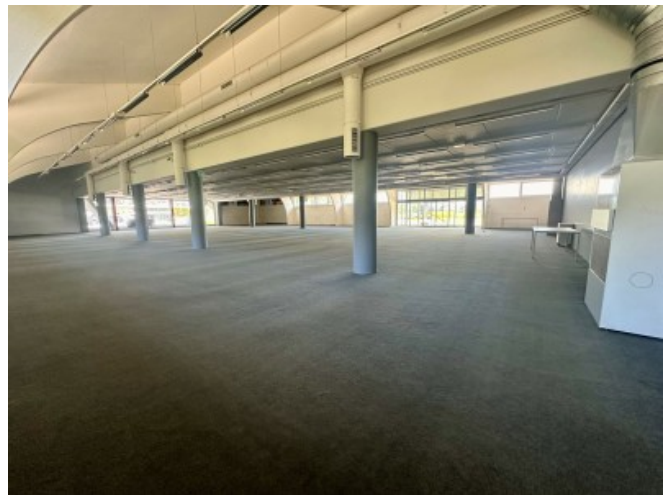


INFRASTRUCTURE AND SURROUNDING

The business premises are located in Wals, a municipality in the district of Salzburg-Umgebung in Austria. Wals is located directly on the western border to the city of Salzburg and is part of the popular Salzburg Basin region. Loigerstrasse in Wals is characterized by its excellent accessibility both by car and by public transport. The proximity to Salzburg Airport offers additional advantages for interregional traffic. The surrounding retail stores, commercial areas and residential areas ensure a high customer frequency and make the location ideal for business activities and services.



GALLERY





LINKS AND DOWNLOADS

[More information](#)

[Grundrissplan](#)

