

Commercial property

Rijeka, Kvarner



Ref	RE-AB-OM
Type	Commercial property
Region	Kvarner › Rijeka
Location	Rijeka
Front line	No
Sea view	No
Floorspace	380 sqm
Plot size	3383 sqm
Price	€ 850 000

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In an excellent and well-connected location area in Rijeka, a modern business hall of 380 m² is for sale, located on a plot of 3,763 m².

The hall was built in 2020 with a high-quality construction of concrete columns and panels and a height of 6 meters, allowing for a wide range of business activities - from storage to production.

Basic features of the warehouse/hall:

- Hall floor plan dimensions: 10 x 40 m
- Main area: 355 m²
- Offices: reception office on the ground floor (25 m²) + office and toilets on the first floor (40 m²)
- 4 entrances with automatic roll-on doors - ideal for simultaneous loading/unloading
- Well-maintained toilets, changing rooms, kitchen
- Air conditioning and natural lighting
- Energy certificate: A
- Video surveillance

Outdoor area:

- Farmyard: 3,383 m² - ideal for handling, storage or parking
- Access enabled for trucks
- Well-maintained and fenced parking lot
- Additional auxiliary building: 9 x 5 m (height 3 m)

Additional value:

A large advertisement is placed on the facade of the building with visibility from the main road, which provides passive income.

Location:

- Close to the Rijeka-Zagreb expressway
- Close to the Kukuljanovo industrial zone
- Well connected and easily accessible

Photo is of informative character.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Storage
Modern

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