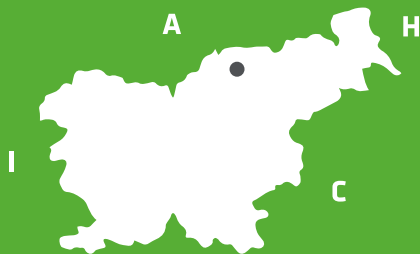


Real Estate

Hall at the Business Zone Dobja Vas

LOCATION

Ravne na Koroškem
Slovenia



SECTOR

Industry

CONTACT

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A part of the business premise is being sold.

It is located within the industrial zone (ZGO) of the former Železarna Ravne, at the Dobja Vas Business Zone.

The total measurement of the business premises being sold amounts to 509 m². The building has well-maintained outdoor areas, measuring 558 m².

The building was built in 1977 and is subject to joint ownership. The business premises being sold include workshops, and halls with ancillary rooms, and are located in three separate, but connected units.

The first unit includes the administrative part. There is an entrance with a staircase (joint-ownership), an office, an archive, and women's and men's restrooms (joint ownership). This unit also includes a wardrobe with a shower, 1/6 of the entire hall, and a dining hall (joint ownership). The hall measures 132 m². There is also a landing measuring 16 m², which provides additional storage space. This part represents a total of 242.8 m² of space intended for business activities.

The second unit includes the hall/workshop and a wardrobe, measuring 186 m². There is a multi-ton elevator in the hall. The electric garage door for deliveries measures 200 x 400 m².

The third unit is the extension – new construction with an overhanging roof. This unit has a new roof with insulation (10 cm), and the walls are also insulated (10 cm). The unit is heated and cooled with air conditioners. A new electrical installation has been arranged. The facility has a pneumatic installation. The pressures are coated with an epoxy coating. There is a 2-ton circular cantilever Demag and all drives are electrically controlled. The courtyard is completely covered with a new roof built with appropriate static calculations.

There is an asphalt courtyard in front of the building, which includes 17 parking spaces and they are part of the building being sold.

INFRASTRUCTURE:

- The facility is connected to the public utility infrastructure.
- The industrial flow is regulated.
- Heating and cooling are carried out with air conditioners.
- Access is possible via an asphalt road.

DOCUMENTATION:

- Building and safety permits are obtained.
- The floor plan has been designed.
- Registration in the building cadastre and regulated ownership.

Real Estate

Hall at the Business Zone Dobja Vas

ADVANTAGES

The business premise is located within an industrial zone and is accessible via an asphalt road.

The premise is partially equipped (goods elevator, pneumatic installation, etc.).

The business premise is being sold as a whole. It is possible to buy individual units.

PHASE OF THE PROJECT

Ready for sale

ESTIMATED INVESTMENT IN TOTAL

650 000 EUR

