



#0001006304

Maklerservice & Bewertung

vermietetes Geschäftslokal beim Bahnhof

2620 Neunkirchen



Purchase price:

255.000,00 €

Usage Area:

163,00 m²

YOUR CUSTODIAN



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DESCRIPTION

Prime Location - right by the train station!

Excellent infrastructure, local amenities within walking distance.

The property consists of a shop, dining area, kitchen, several storage rooms, restroom facilities, a street-side terrace, and a courtyard terrace. Additionally, there is an apartment available that can be occupied by the owner or rented out.

The property has been renovated in recent years and is connected to sewer, water, electricity, gas, and telephone.



FITTINGS AND PROPERTIES

PROPERTIES


Category	Hotel/Restaurant Industry
Usage Type	Commercial
Sales Type	Buy
Asset	Yes
Heating	Central Heating: Gas

AREAS

Usage Area	ca. 163 sqm
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ENERGY CERTIFICATE

Available

HWB-Value (KWh/m ² /a)	175,00
HWB Class	 E
fGEE Value	2,53
fGEE Class	 E



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	255.000,00 €
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TOTAL

Total buy price	255.000,00 €
Commission Buy	3% plus 20% VAT

SIDECOSTS

Costs for contract	lt. Tarifordnung Vertragserrichter
Purchase tax percent	3,5%
Land register entry percent	1,1%



INFRASTRUCTURE AND SURROUNDING

The district capital Neunkirchen is located in the southern part of the industrial district in Lower Austria, with about 12,400 inhabitants.

This vibrant shopping and school city offers a cozy town center with a beautifully designed main square, around which numerous shops, offices, and the town hall have been built. In the "Panorama Park," a new shopping center, you can take care of all your daily needs. At the so-called "Spitz," several markets, a cinema center, and a fitness center have been established.

The modern state hospital was opened in 2015, providing top-notch healthcare nearby. Educational offerings range from kindergartens, elementary schools, a new middle school, gymnasium, and commercial academy to the state vocational school.

You can find relaxation with walks in the spaciouly designed city park with its beautiful mature trees. Numerous cultural events, small art galleries, and the Neunkirchen cultural trail, which leads from the town hall through 29 stations to the motorcycle museum, complete the cultural offerings.

You can reach the outskirts of Vienna via the S6 and A2 in about 40 minutes.



GALLERY





LINKS AND DOWNLOADS

[More information](#)

[Grundriss](#)

