



936 m² Cukrovarská, Praha-Čakovice - Čakovice 38 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7717	Price	38 000 000 CZK
Address	Cukrovarská, Praha-Čakovice - Type Čakovice		Production
Usable area	936 m²	Parking	No
Energy performance of the building	G - Extremely uneconomical	Device	Yes

About real estate

We offer for sale a multifunctional commercial building with an area of 936 sqm on land of 1,206 sqm located on Cukrovarská Street in the Prague 9 - Čakovice district. The original building is part of a complex, the core of which was built in the nineteenth century for the needs of a sugar factory.

The land is located in an area with different types of land use. The main ones include the location of multifunctional buildings or a combination of single-purpose buildings for housing, commerce, administration, culture, public facilities, sports, and services, while maintaining the multifunctionality of the area. The future owner thus has many options in terms of the types of buildings that can be built on this land.

The commercial building is currently in a pre-renovation state and retains its industrial character. In its current state, the premises can be used for production, storage, or office operations. Offices make up 197 m² of the total area, and there are also storage spaces in the building on the 1st floor with an area of 267 m² and on the 2nd floor with 472 m².

Another significant advantage is the fact that the properties are located in a so-called stabilized area. The zoning plan does not anticipate any significant construction development here. Only the preservation, completion, or rehabilitation of the existing urban structure is possible. Currently, the buildings on the premises have a variety of uses, ranging from accommodation facilities to industrial buildings and administrative buildings. On the eastern side, the complex is adjacent to a castle park, which is bordered by a series of ponds in the northern part.