



Retail space

133 m², Brno-město, Štýřice, Vídeňská

Sold





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Total area	133 m ²
Parking	Yes
PENB	G
Reference number	101572

This highly visible, air-conditioned commercial space with a variable layout and a barrier-free entrance directly from the street is located on the ground floor of a modern building standing at a busy intersection, on the corner of Vídeňská and Vinohrady streets. The place is easily accessible by car and public transport.

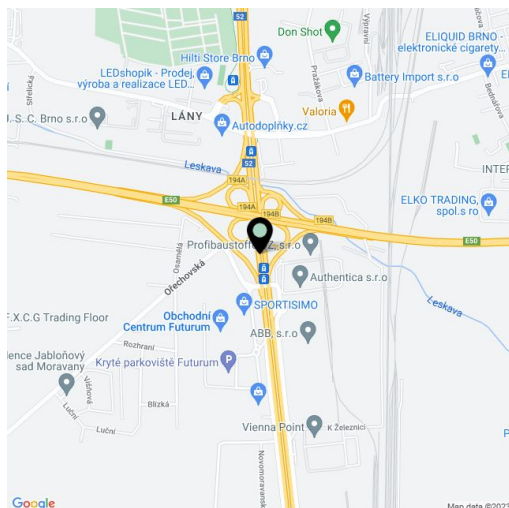
The area is divided into a main room with **direct barrier-free access from the outside**, a kitchen, a toilet, a shower, and a cleaning room.

The ceiling height is approx. **3 m**, the floor is tiled, heated by a gas boiler, the space is air-conditioned, and part of the equipment is an **alarm**. The shop window space is **ideal for placing advertising**, and in the opposite building, there is the possibility of renting a large **advertising area** (approx. 4 x 6 m) from HOA. The purchase price includes **1 dedicated outdoor parking space in the courtyard**.

The place is located near the **city center**, which is about 10 minutes away by tram. Schools, sports fields, and other institutions are in the vicinity, which brings potential customers to the area. There are **parking options** nearby.

Total area 133 m².

The purchase price is without VAT.



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1	Obchodní prostor	123,09 m ²
2	Chodba	1,73 m ²
3	WC	1,30 m ²
4	Úklid	1,26 m ²
5	Sprcha	2,32 m ²
6	Šatna	3,92 m ²

