

CONTACT



Irina Buschak, MBA

Mobile : +43 664 428 0270
 e-mail : irina.buzak@immotrading.at
 company : ImmoTrading GmbH
 address : 1010 Wien, Kärntner Ring 5-7
[More objects from this agent](#)



BASIC DATA

object number: **3056/1285**
 object type: **Commercial**
 state: **Nitriansky kraj**
 address: **955 01 Topoľčany**
 price: **€ 2,400,000.-**
 Effective area: **9,202.00 m²**

DESCRIPTION

METAL PROCESSING PLANT IN SLOVAKIA

The factory was previously used for production of steel construction for architecture, Pressured tanks production, Steel frames, Steel silos for agriculture & other agricultural technological constructions, Steel and metal components for robotics, steel bending, cutting, welding, sandblasting, painting.

Location:

Bratislava, Slovakia – 1.5 hours
 Vienna, Austria – 2.5 hours
 Budapest, Hungary – 3 hours
 Brno, Czech Republic – 3 hours
 Katowice, Poland – 4 hours.

For the past 15 years, the factory was used by construction company producing mainly for Norway, Denmark and Germany until company had to close due to inability of the owner to find a replacement for his position. The surrounding areas which are also subject of the sale and are already included in this price offer.

Areas of the factory:

block A&B – welding, bending, plasma, cutting, drilling – 1,025 sqm
 block C – sandblasting, painting, drying oven – 1,050 sqm
 office space – office, small kitchen, designers block – 453 sqm
 entrances – entrance areas, access areas – 1,214 sqm
 old block - steel storage, housing areas for up to 7 employees, lockers & showers – 3,708 sqm
 front land - final product storage for export – 1,752 sqm.

The factory is designed for construction company with 35 to 75 employees.

The factory price and machinery:

The prices of the factory's land and factory machinery are included in the total price. All interior equipment and technologies, all material storage, all tools in the storage, steel on the land are also included in the price of the factory.

14 containers of stone carvings, which are stored in the front part of the land, are not included into the sale price. These stone carvings will be moved to the end part of the land, which is not part of the sale.

There is no leasing or loan on the factory or on the company. The sale will be without any debt of the property and unencumbered.

price: **€ 2,400,000.-**

Buyer's comm.: **3% plus 20% VAT**

| | |
|--------------------------|-------------------------|
| Effective area: | 9,202.00 m ² |
| office area hired out: | 453.00 m ² |
| storage space hired out: | 1,752.00 m ² |

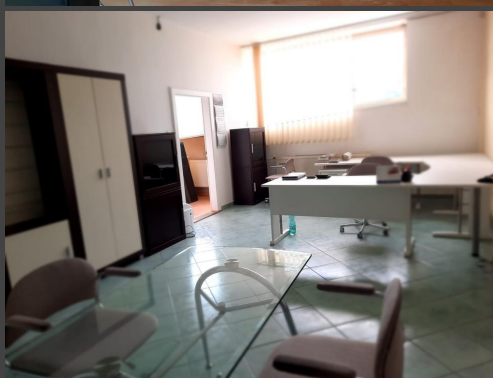
| | |
|----------------|-----------|
| move-in as of: | sofort |
| condition: | very good |

Features: connected gastronomy, canteen cafeteria, tea kitchen, furnished, Truck driveway, Loading zone, Roll-up door













IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *

