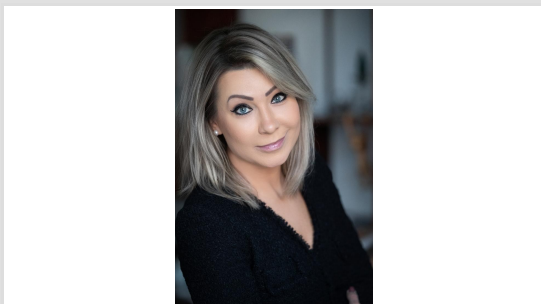


CONTACT



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[More objects from this agent](#)



BASIC DATA

object number: **3056/1476**
 object type: **Commercial**
 state: **Wien**
 address: **1040 Wien**
 price: **€ 2,200,000.-**
 Effective area: **approx. 914.00 m²**

DESCRIPTION

COMMERCIAL SPACE IN THE 4TH DISTRICT OF VIENNA

Commercial space is offered for sale in a central and easily accessible district in Vienna.

The space on the ground floor consists of a sales area of approx. 598 m² and adjoining areas, in total approx. 914.20 m²

Location:

The property is located in an excellent location in Vienna's 4th district with a population density of 18,685 inhabitants/km², just a few minutes' walking distance from Wiedner Hauptstraße (public transport: tram 62, 1, Badner Bahn, metro station U1 Taubstummengasse only 10 minutes walking distance).

Property description:

- large window front
- spacious rooms
- practical layout
- gas heating
- in need of refurbishment.

Monthly costs:

Maintenance Reserve: 249,84 Euro
 Operating cost account: 2594,84 Euro
 Administration costs: 25,46 Euro
 Total: 2870.14 euros, plus 20% VAT.

Gas according to consumption

Insurance approx. 567 Euro/year

Purchase price:
2 200 000 Euro

Commission:
3% of the purchase price + 20% VAT

price: € 2,200,000.-

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

Effective area: approx. 914.00 m²

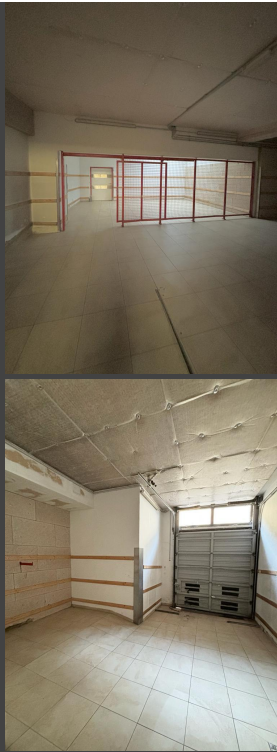
move-in as of:	Nach Vereinbarung
year of construction:	1958
floor:	EG
Energy index:	102.9 kWh/(m ² a)
heating demand class:	D
Energy efficiency factor:	1.09
Energy class factor:	C

Features: Fully accessible, wheelchair-accessible









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Imprint

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ZIP, city

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