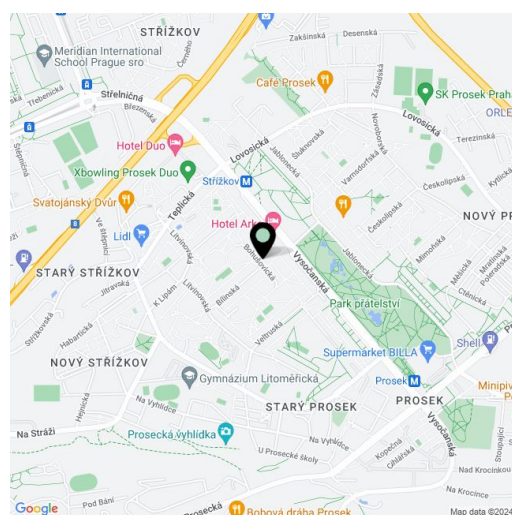


**Office space**

Praha 9, Střížkov, Bohušovická

€ 1 934 465 | CZK 49 000 000

| | |
|-------------------------|--------------------|
| Available area | 877 m ² |
| Tenant consumption | — |
| Parking | Two parking spaces |
| Parking service charges | — |
| Parking ratio | — |
| Certification | — |
| PENB | G |
| Reference number | 104519 |



This large non-residential space with offices, a reception area, 3 accommodation units, 2 garage parking spaces, and the possibility of renting additional parking spots is located on the 2nd floor of a residential building situated in close proximity to the Střížkov metro station (line C), in a peaceful green area away from the hustle and bustle of Vysočanská Street.

The unit is certified as offices and is divided into a reception area, a spacious foyer, offices, storage spaces, and meeting and training rooms. Additionally, there are 3 studio apartments, currently used for short-term accommodation.

The available space has **2 entrances**: a private entrance via stairs or by **elevator** from the ground floor and garage, and a second entrance through the apartment building's hallway. A portion of the space is certified as **medical facilities**, so there is potential for the entire area to be recertified for these purposes. The purchase price includes **2 garage spaces**, and an additional **5 spaces can be rented** in the outdoor parking lot.

The excellently accessible location is a 3-minute walk from the Střížkov metro station and bus stop. By car, there is easy access to the **Prague Ring Road** as well as the **D10** and **D8** highways. Nearby, there are restaurants and supermarkets, and the area is enhanced by numerous green spaces.

Total area 877 m², garage.



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