



**Retail space**877 m², Prague 9, Střížkov, Bohušovická**€ 1 940 210 | CZK 49 000 000**

Total area	877 m ²
Parking	Two garage parking spaces
PENB	G
Reference number	104960

This large non-residential space with a doctor's office, office premises, 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 close 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 doctor's office, a spacious foyer, offices, storage spaces, and meeting and training rooms. Additionally, there are 3 studio apartments, currently used for short-term accommodation.

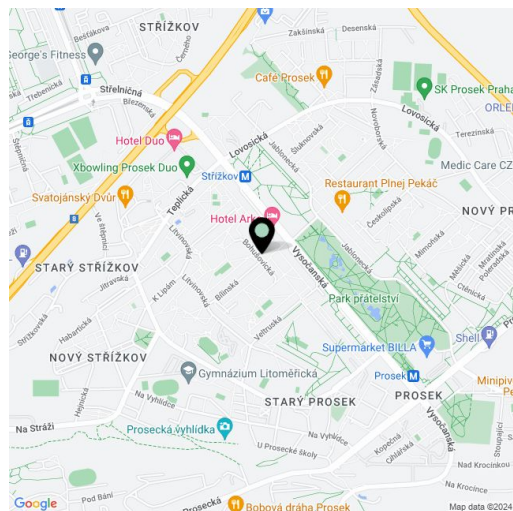
A portion of the space is certified as a doctor's office, waiting room, laboratory, storage of medical equipment and so there is potential for the entire area to be recertified as **medical facilities**.

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. 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.

The offer price of the property is stated without VAT and its sale is not a subject to this tax.





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