



Office space

Prague 8, Karlín, Nekvasilova

Sold





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Available area	90 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	35164

This commercial space with a direct outside entrance, 2 garage parking spaces, and good visibility is located on the ground floor of a new multifunctional building situated in the immediate vicinity of the Invalidovna metro station (line B). The popular district of Karlín offers perfect connections to the city center and full amenities.

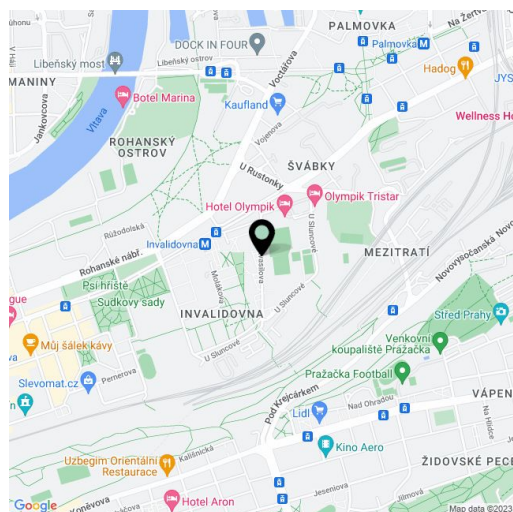
The east-facing space, suitable, for example, as a shop, beauty salon, or hairdresser's, is divided into a large shop/business area, and a secondary warehouse with a connection for a kitchen. Access to the establishment is from the courtyard of the house; access to the common bathroom is outside the commercial space.

Facilities include **marble tiles**, lighting, intercom in the garages, a private mailbox in the building, a preparation for a ventilation system, and air-conditioning. The purchase price includes **2 parking spaces** in the underground garage of the building.

The commercial space is **conveniently located** just a 3-minute walk from the Invalidovna metro station and tram stop, next to a large hotel, a modern office complex, sports facilities, and a park. The area is easily accessible not only by public transport and car but also by bike thanks to the comfortable bike path on Rohanský Island.

Total area 90.3 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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