



## Retail space

**Sold**

340 m<sup>2</sup>, Prague 9, Vysočany, Sokolovská





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Total area	340 m <sup>2</sup>
PENB	C
Reference number	41299

**Retail space with direct access from the street and the underground garage via its own loading ramp located on the ground floor of an office building right next to the Vysočanská metro station, just a few minutes by public transport or by car from the city center.**

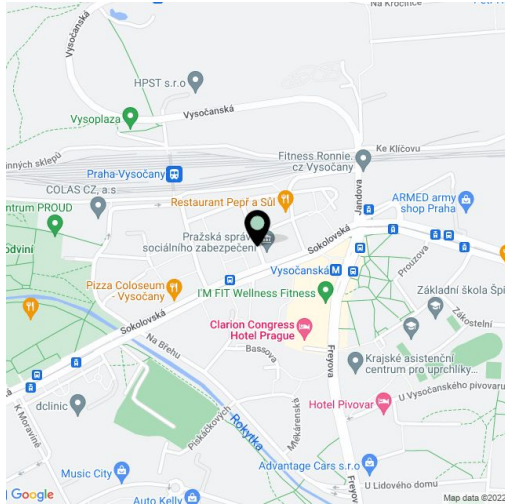
The southeast-facing space consists of a retail area of approximately 300 sq. m., which is currently divided into 2 parts. There are also 2 kitchens, 3 toilets, a separate room, and a **loading ramp** accessible from the passage from the underground garage, allowing goods to be unloaded smoothly and easily.

Facilities include individual **air-conditioning** and central **air-conditioning**. The building has a caretaker, **24-hour security**, and a camera system. Parking spaces in the underground garages are both for rent and for purchase.

The building is located directly opposite the exit from the Vysočanská **metro station (line B)** and by a tram and train stop. The ride from the city center takes just a few minutes. The area is very **busy** thanks to the Fénix shopping center, supermarket, offices, health clinic, and schools. There are restaurants and cafés nearby, as is the popular Podviní Park with children's playgrounds, a rope center, and a **bike path**.

The total area of the unit with facilities is 339.8 m<sup>2</sup>.

Direct real estate sale. Annual rental income over the last few years has ranged from 6.8% to 7.2%. Please contact our office for more information.





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