

## Székesfehérvár Budai út vonzáskörzete

949 000 000 HUF

Ip-004013. Standalone Commercial Property for Sale near Budai Road, Székesfehérvár!

A standalone commercial property with a total floor area of 1314 m<sup>2</sup> is for sale near one of the busiest entrance roads of Székesfehérvár, situated on a nearly 1-hectare plot. The property is located in an active commercial environment, close to the M7 motorway, one of the city's industrial-economic centers (Alba Industrial Zone), and near the Köfém (Arconic, Sapa, Hydro) industrial units, on Palánkai Road. Its wide and open street frontage provides excellent visibility and accessibility, easily reachable by car, public transport, and on foot without any restrictions.

The two-story building, consisting of two parts (left and right side), currently houses an auto repair shop, an HVAC specialty store, and a fitness gym. The building's technical features allow for internal modifications, including the possibility of merging the two building parts into a single open space (e.g., for creating a larger store).

Area Breakdown:

- ▶ Plot size: 9814 m<sup>2</sup>
- ▶ Total usable floor area on two levels: 1314 m<sup>2</sup>
- ▶ Ground floor: 378 m<sup>2</sup> + 418 m<sup>2</sup>
- ▶ ...



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ID number	363491
Type	For sale - Commercial - Commercial premises
Space	1 314 m <sup>2</sup>
View	Street
Condition	In good condition
Structure	Brick
Heating	Central heating in house
Parking	Self-parking
Year of construction	2008

FOR SALE

