

## Offer Commercial objects, Commercial properties

### **Gastronomy**

The commercial unit offered is centrally located in a high-traffic area on the ground floor of a well-maintained mixed-use building in and features a storefront directly facing the street with excellent visibility.

The total area is approximately 266 m<sup>2</sup> and includes a spacious main area of approximately 220 m<sup>2</sup> as well as additional ancillary areas for storage, offices, staff facilities, and restrooms. The clearly structured floor plan allows for both open-plan use and flexible partitioning into separate functional areas.

Ground-level access and direct street access offer ideal conditions for customer-oriented business concepts. Currently, the unit is used as a bistro with a seating area. The layout also allows for alternative commercial uses, subject to obtaining the necessary permits.

#### Commercial Unit Overview

- Year Built: 1996
- Solid Construction
- Located on a Shopping Street
- Ground Floor Commercial Space / Retail Store
- Total Commercial Space: Approx. 266 m<sup>2</sup>
- Spacious, Clearly Structured Main Area
- Flexible Layout Possible
- Separate Ancillary Rooms for Storage, Office, or Staff Restrooms
- Two Entrances
- Street-Facing Shopfront; Well-Maintained, Modern Building Condition
- Central Heating / Gas
- Currently Used as a Bistro with Seating Area

#### [Commercial objects](#)

Region 15, Germany

Entry on behalf

More informations and contact

[www.biz-trade.eu/ma-26857.htm](http://www.biz-trade.eu/ma-26857.htm)