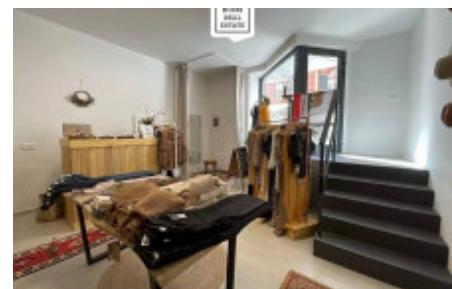
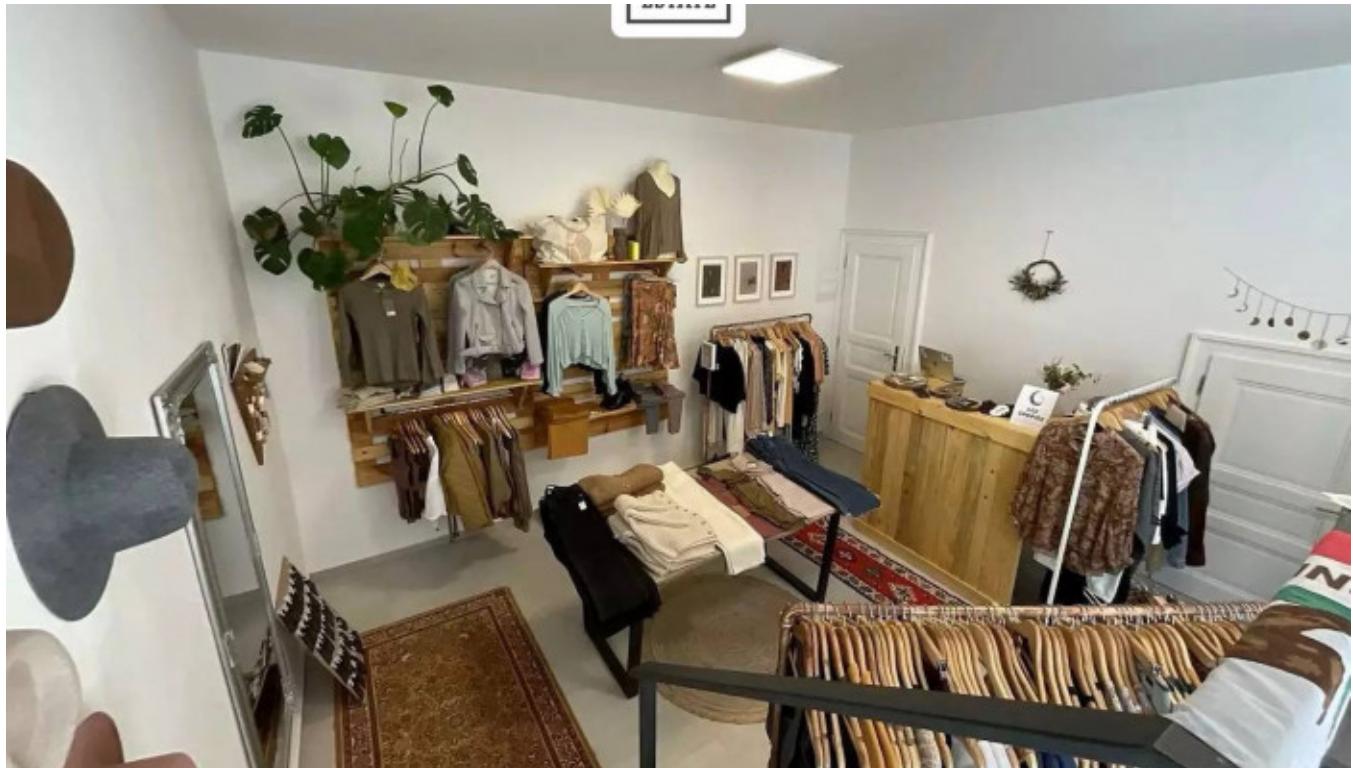


## Sale commercial offices, 36 m<sup>2</sup> - U tržnice, Vinohrady



Home Real Estate, representing the owner, offers for sale a commercial unit with a total area of 35.8 m<sup>2</sup>, located in a residential building that underwent a complete renovation in 2018. The property is situated in Prague 2 - Vinohrady, right next to the Vinohrady Pavilion.

Photo documentation is currently being prepared.

The unit is currently long-term leased to a reliable tenant.

Approved use according to the tenant's occupancy permit: commercial space (other non-residential premises).

The property is being sold unfurnished.

**Advantages:**

The unit is ideal for a showroom, pick-up point, clothing store, etc.

It features a large street-facing shop window on U Tržnice Street.

**Layout:**

- open space
- WC with washbasin
- storage room, which can also be used as a kitchenette

**Location:**

A prestigious address with excellent transport accessibility. The Vinohradská tržnice public transport stop is just 1 minute away, and the Náměstí Míru metro station is approximately 10 minutes on foot. The Rezidence U Tržnice project at U Tržnice 6 offers comfortable living in one of the most sought-after neighborhoods of Prague. Two important cultural landmarks are located nearby - St. Ludmila Church at Náměstí Míru (7 minutes on foot) and the Church of the Most Sacred Heart of Our Lord by architect Josip Plečník at Náměstí Jiřího z Poděbrad (8 minutes on foot). Náměstí Jiřího z Poděbrad also hosts regular cultural events, farmers' markets, and offers a pleasant park for relaxation.

**Transport accessibility:**

The tram stop Vinohradská tržnice (lines 11 and 13) is just 1 minute away - you can reach the National Museum at the upper end of Wenceslas Square in 4 minutes by tram. The Šumavská Station (lines 10 and 16) is a 3-minute walk.

**Price:**

CZK 6,500,000, including complete legal services.

For more information, please contact us or fill out the form below - we will be happy to assist you.

ID	<a href="#">36807</a>	Price per m <sup>2</sup>	180 556 Kč
Price	6 500 000 Kč	Offer	Sale
Group	Offices	Furnished	unfurnished
Location	U tržnice	Usable area	36 m <sup>2</sup>
Floor	1 - Floor	City	<a href="#">Prague</a>
District	<a href="#">Vinohrady</a>	City district	<a href="#">Vinohrady</a>
Status	On sale		