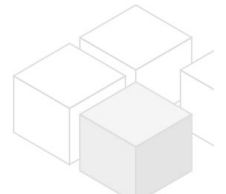


# office/ retail space/ shop near Stolzenthalergasse

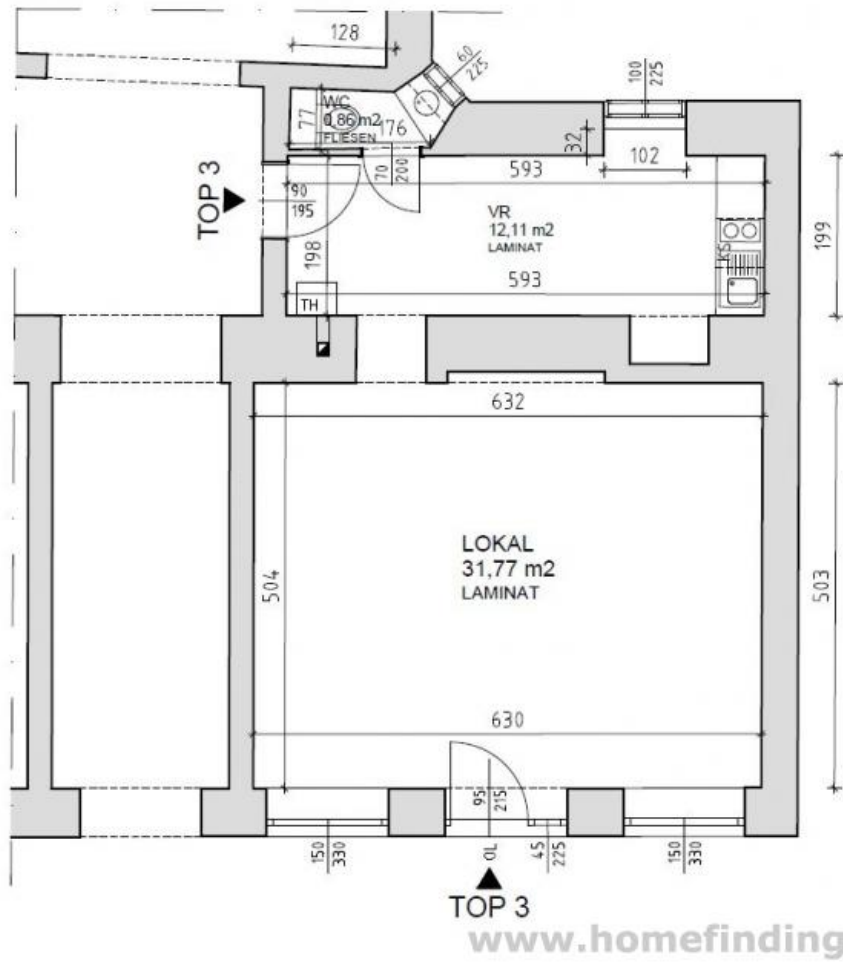


📍 1070 Wien, Proximity: Josef Strauß Park, Stolzenthalergasse

€ 1.233,76/month



Plans



[www.homefinding.at](http://www.homefinding.at)

## About Property

---

Nice shop close to Stolzenthalgasse.

### LOCATION

Shops, restaurants, supermarkets can be found nearby at Lerchenfelderstraße. The well known Josefstädterstraße can be reached by a short walk too. Public lines are just around the corner. Tram- and buslines connect quickly with other districts.

### PUBLIC TRANSPORT

U6, 5, 46, 48A

### PROPERTY

It offers following rooms:

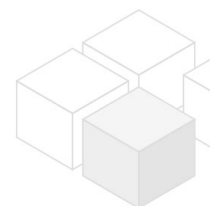
- .ca 31m<sup>2</sup> room with entrance from the street
- .hallway with small kitchen
- .toilet

### EQUIPMENT

- .laminat and tiled floors
- .basement storage

### COSTS

- rent: general maintenance costs, costs for elevator and VAT included
- deposit: 4 gross rents
- commission: 3 rents + 20% VAT
- stamp fee



## General

---

Propertynumber	11782
Property type	Büro

## Costs

---

net rent	€ 894,80
gross rent	€ 1073.76
operating cost	€ 160
total rent	€ 1.233,76
Kaution	€ 4935

## Keyfacts

---

living area	44.74m <sup>2</sup>
rooms	2
bedroom	1
bath	1

---

WC	1
Property age condition	Altbau sehr gut
Available from	sofort
Contract type	unbefristet

## Furnishing

---

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
elevator	ja

## Energy Performance Certificate

---

HWB (kwh/m <sup>2</sup> /Jahr)	199.01
HWB Energieklasse	E

## Lage

---

Verkehrsanbindung Nähe	U6, 5, 46, 48A Josef Strauß Park, Stolzenthallengasse
---------------------------	--

