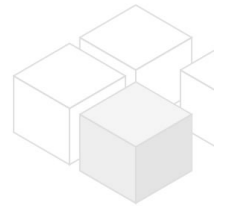


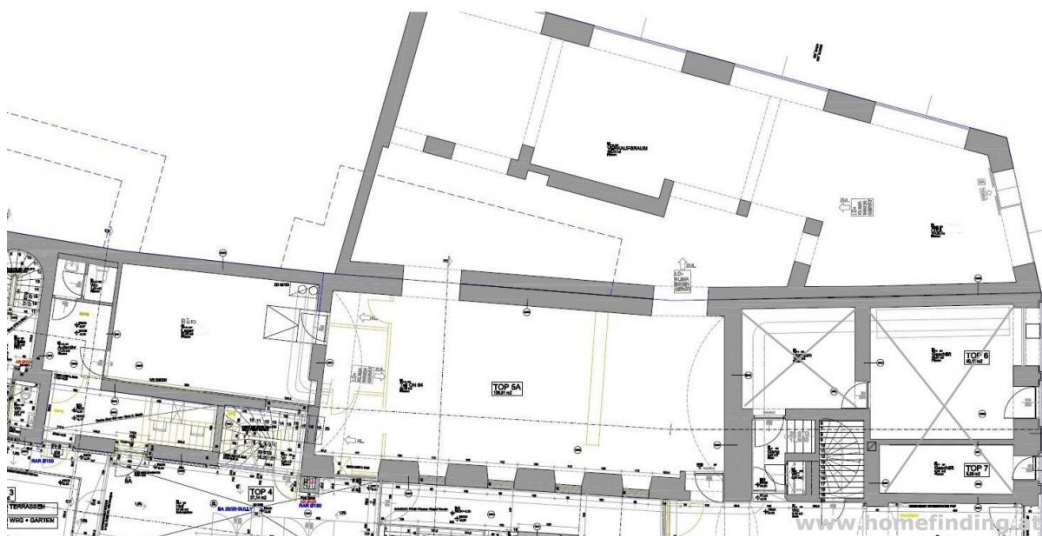
# nice shop in great location

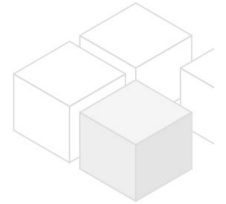
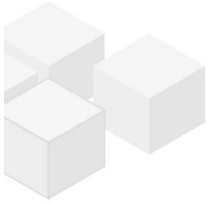
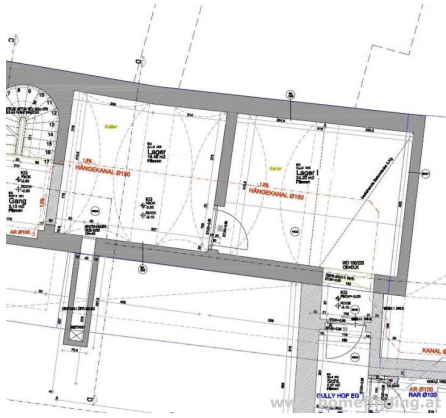
📍 1030 Wien, Proximity: Ungargasse, Landstaßer Hauptstraße

€ 9.773,02/month



## Plans





## About Property

nice shop in a great location near Landstraßer Hauptstraße

### LOCATION

The well know and highly frequented Landstraßer Hauptstraße is just in front of the building. Shops, restaurants, supermarkets etc. can be found within walking distance.

### PUBLIC TRANSPORT

U3, 74A, U4, S-Bahnen, CAT

### PROPERTY

The property offers following rooms:

- .ca 300m<sup>2</sup> selling space
- .storage rooms
- .several toilets

### EQUIPMENT

- .tiled floors
- .basement possible
- .AC

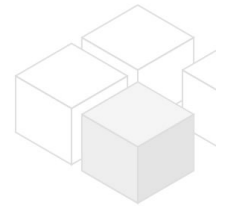
### COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

commission: 3 rents + 20% VAT

stamp fee



## General

Property number	11786
Property type	Büro

## Costs

net rent	€ 7.174,04
gross rent	€ 8608.85
operating cost	€ 1164.17
total rent	€ 9.773,02

## Keyfacts

Nutzfläche	400m <sup>2</sup>
Kellerfläche	42.68m <sup>2</sup>
rooms	3
Property age	Neubau
condition	sehr gut
Available from	nV

Contract type                      befristet

## Furnishing

Flooring	Fliesenboden
parking	--
kitchen	nein
elevator	ja

## Energy Performance Certificate

Information                      Der Energieausweis wurde angefordert, aber noch nicht zur Verfügung ges

## Lage

Verkehrsanbindung	U3, 74A, CAT, S-Bahnen, U4
Nähe	Ungargasse, Landstaßer Hauptstraße

