

Chamerau

Commercial property in a prime location available immediately

Property ID: GrundstückChamerau



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PURCHASE PRICE: 363.000 EUR • LAND AREA: 3.823 m²

Property ID: GrundstückChamerau - 93466 Chamerau

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At a glance

Property ID	GrundstückChamerau	Purchase Price	363.000 EUR
		Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
		Commercial space	ca. 3823 m²

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The property



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A first impression

For sale is a commercial property in a prime location, ideal for various business uses. This plot offers a generous area of 3,823 square meters and is already partially prepared to facilitate future construction projects. The access road to the property has been fully reinforced with frost-resistant material. Another highlight of this property is the already completed building plan, which provides a solid foundation for future construction. Additionally, the excavation pit has also been prepared with frost-resistant material, allowing for the rapid continuation of construction work. For stability and erosion protection, the gently sloping side of the site has already been reinforced with L-shaped concrete blocks. The property is located in a designated industrial park that boasts excellent infrastructure. Its proximity to major transport routes ensures quick access for both customers and suppliers. A well-developed road network and connections to public transport further contribute to high accessibility and convenience. The level terrain offers a high degree of flexibility for development according to specific business requirements. The topographical conditions are ideal for the construction of warehouses, production facilities, or office buildings. The zoning plan allows for diverse uses, making the property suitable for a wide range of industries. Utility connections for electricity, water, sewage, and internet are readily available nearby, ensuring a swift and smooth construction phase. The location is also attractive from an economic perspective: the region boasts a stable economic environment and offers potential buyers a solid foundation for business growth. Numerous service providers, suppliers, and partners are located in the immediate vicinity, thus contributing to strengthening your business network. We would also like to take this opportunity to point out that further property information – including soil conditions, groundwater level, and potential development alternatives – can be provided upon request. Seize the opportunity to create a future-proof foundation for your company and explore the advantages of this property. We are happy to provide further information or arrange viewings at any time. Take advantage of this opportunity and see for yourself the benefits of this attractive commercial property. We look forward to hearing from you.

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All about the location

Das Grundstück liegt in der Gemeinde Chamerau mit guter Anbindung an die Bundesstraße B85. Chamerau ist eine Gemeinde im Oberpfälzer Landkreis Cham und hat ca. 2.700 Einwohner. Im Ort gibt es einen Kindergarten und eine Grundschule. Die ärztliche Versorgung erfolgt durch eine Arztpraxis und eine Zahnarztpraxis. Die Entfernung beträgt zur Kreisstadt Cham und nach Bad Kötzing ca. 9 km.

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Contact partner

For further information, please contact your contact person:

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