

Gödöllő

# Zöldenergiás Mini Retail Park fejlesztési lehetőség – Gödöllő (Budapest agglomeráció, M3 autópálya)

*Property ID: HU26439796*



**PURCHASE PRICE: 2.370.000 EUR • LAND AREA: 1.767 m<sup>2</sup>**

**Property ID: HU26439796 - 2100 Gödöllő**

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## At a glance

Property ID	HU26439796	Purchase Price	2.370.000 EUR
Available from	30.03.2026	Total Space	ca. 1.767 m <sup>2</sup>
Year of construction	2024	Condition of property	Modernised
		Construction method	Prefabricated components

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## Energy Data

Energy Source	Solar
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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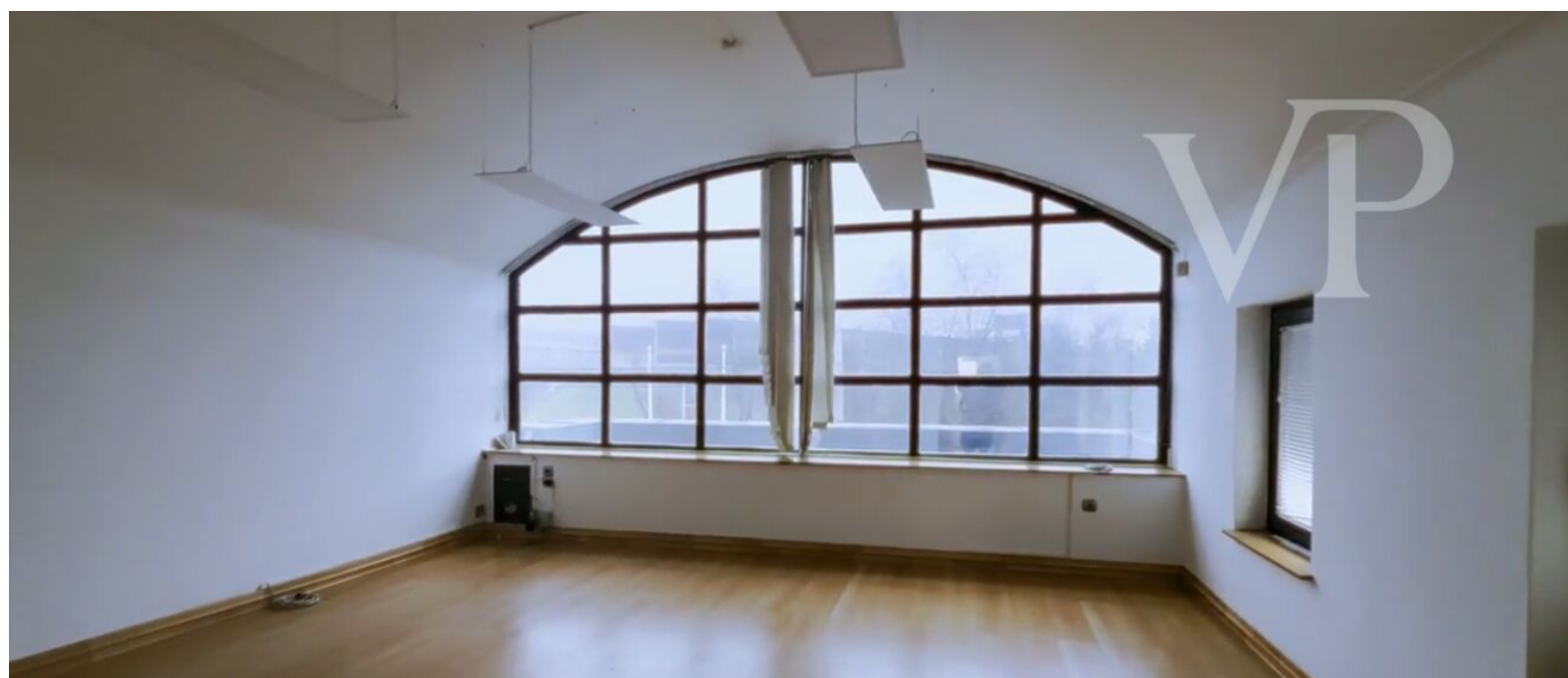
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## The property



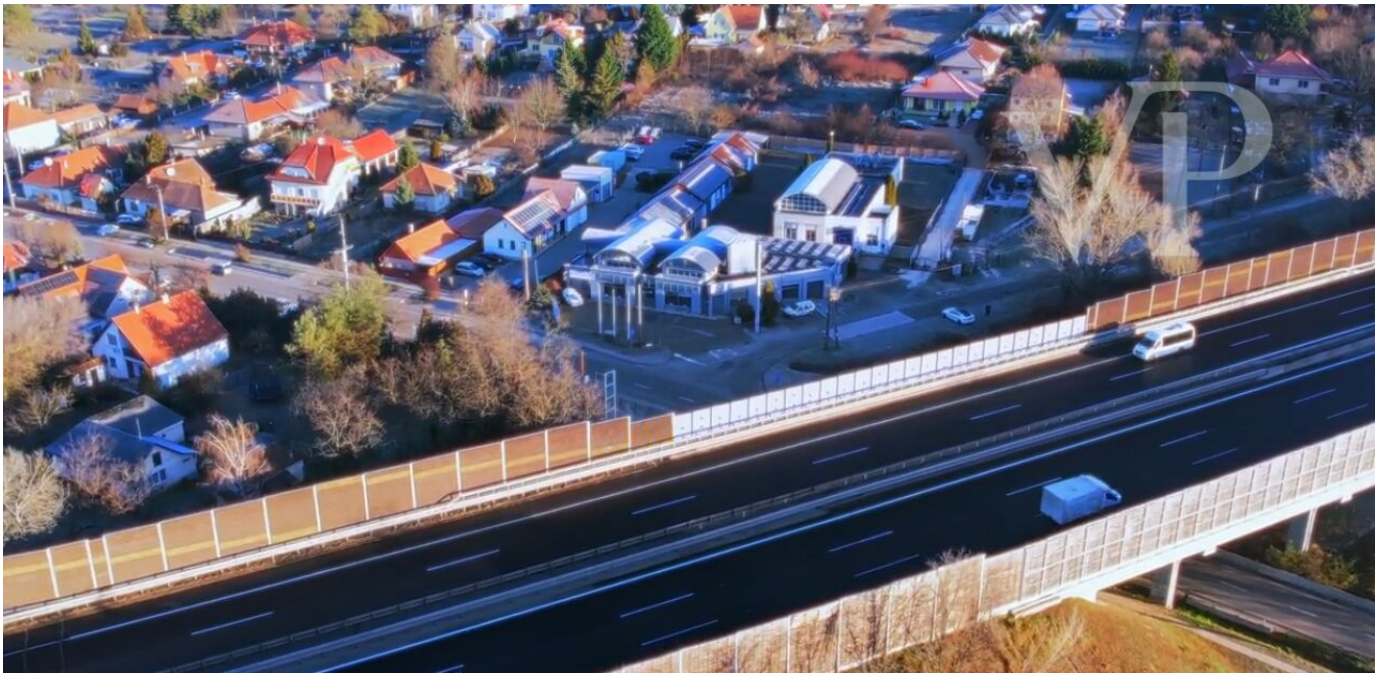
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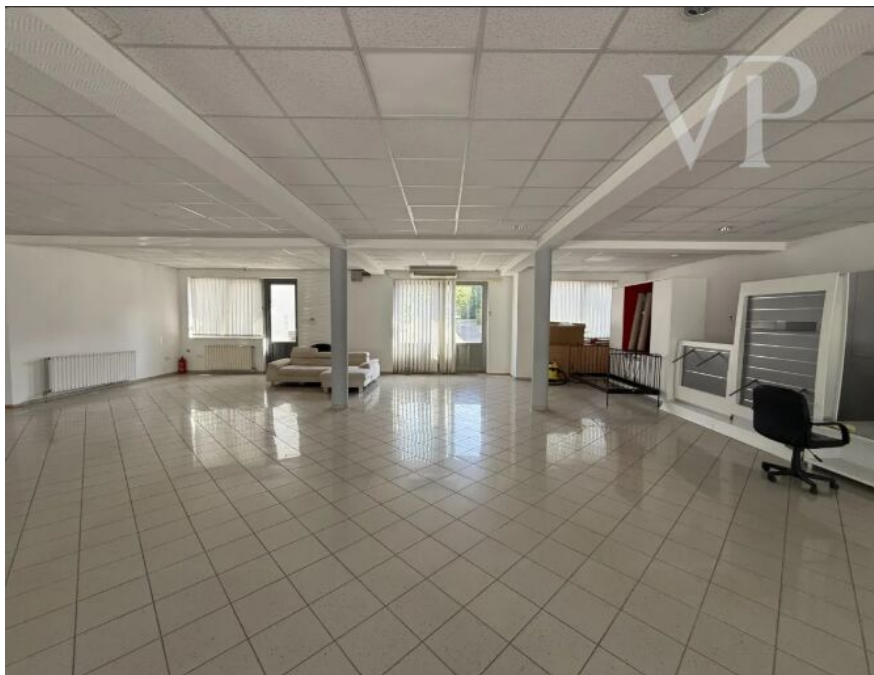
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## A first impression

Green energy retail and service development opportunity - Gödöllő (Budapest agglomeration, M3)

In Gödöllő, in the agglomeration of Budapest, in the immediate vicinity of the M3 motorway and the main road 3, we offer for sale a unique, newly renovated commercial property.

The property was originally developed for a premium French car brand (with salon and service functions), and therefore offers high technical standards, representative offices and well thought-out, flexible spaces.

Perfectly suited for:

convenience retail development  
service centre development  
product representation or showroom function

The location has heavy vehicular traffic, excellent visibility and a densely populated suburban environment.

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## Details of amenities

fully renovated, ready for immediate use  
originally designed for car showroom and service function  
high quality offices  
flexible interior spaces  
67 kWp solar PV system (2023)  
energy efficient operation (LED lighting, low overheads)  
underfloor heating + air-conditioning + industrial ventilation  
high capacity electrical network (3×20A, 3×32A, 3×50A)  
complete camera system (external + internal)  
Specially designed for energy-intensive or ESG optimised operations.

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## All about the location

The property is strategically located in Gödöllő, about 25 minutes from Budapest.

direct connection to the main road 3

5 minutes from the M3 motorway

fast access to M31 and M0

excellent connection to the eastern agglomeration of Budapest

The location is part of a densely populated residential and commercial area with a catchment area of around 80 000-120 000 inhabitants.

High drive-by traffic and excellent visibility.

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## Other information

economic (GA) zoning - wide range of uses  
continuous tenant interest since the owner's exit  
parking: currently 120+, expandable up to ~200 spaces  
suitable for green energy / EU tender projects  
low running costs thanks to solar PV system

The property is a rare opportunity to develop a compact, highly efficient retail or service centre.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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