

## Budapest X. district FEJLESZTÉSI POTENCIÁL

350 000 000 HUF

EXCLUSIVELY AVAILABLE THROUGH US - EXCEPTIONAL OPPORTUNITY IN ONE OF BUDAPEST'S MOST STABLE INDUSTRIAL AREAS!

We are offering for sale a versatile industrial/commercial property with an independent plot in one of Budapest's most sought-after industrial environments. The property is an excellent choice for operating businesses, workshops, light industrial activities, service centers, or even long-term development projects. The facility is currently operating as a printing house.

### Main Features

Approx. 630 sqm usable floor area  
More than 6,000 sqm plot size  
Good technical condition  
Immediately usable industrial and office spaces  
Well-designed office areas  
Social facilities, changing rooms, showers  
Full utility infrastructure  
Development and expansion potential  
Possible Uses

The current layout of the building is ideal for:

printing industry,  
light industrial activities,  
manufacturing,  
repair and maintenance services,  
workshops,  
warehousing,  
or other business purposes.

Thanks to its practical layout, ...



**Kémeri-Szekernyés Tímea**  
**+36-30-248-2485**

t.kemeri@gdn-ingatlan.hu

ID number	393547
Type	For sale - Industrial area
Space	694 m <sup>2</sup>
Building lot	2618 m <sup>2</sup>
View	Courtyard

FOR SALE

