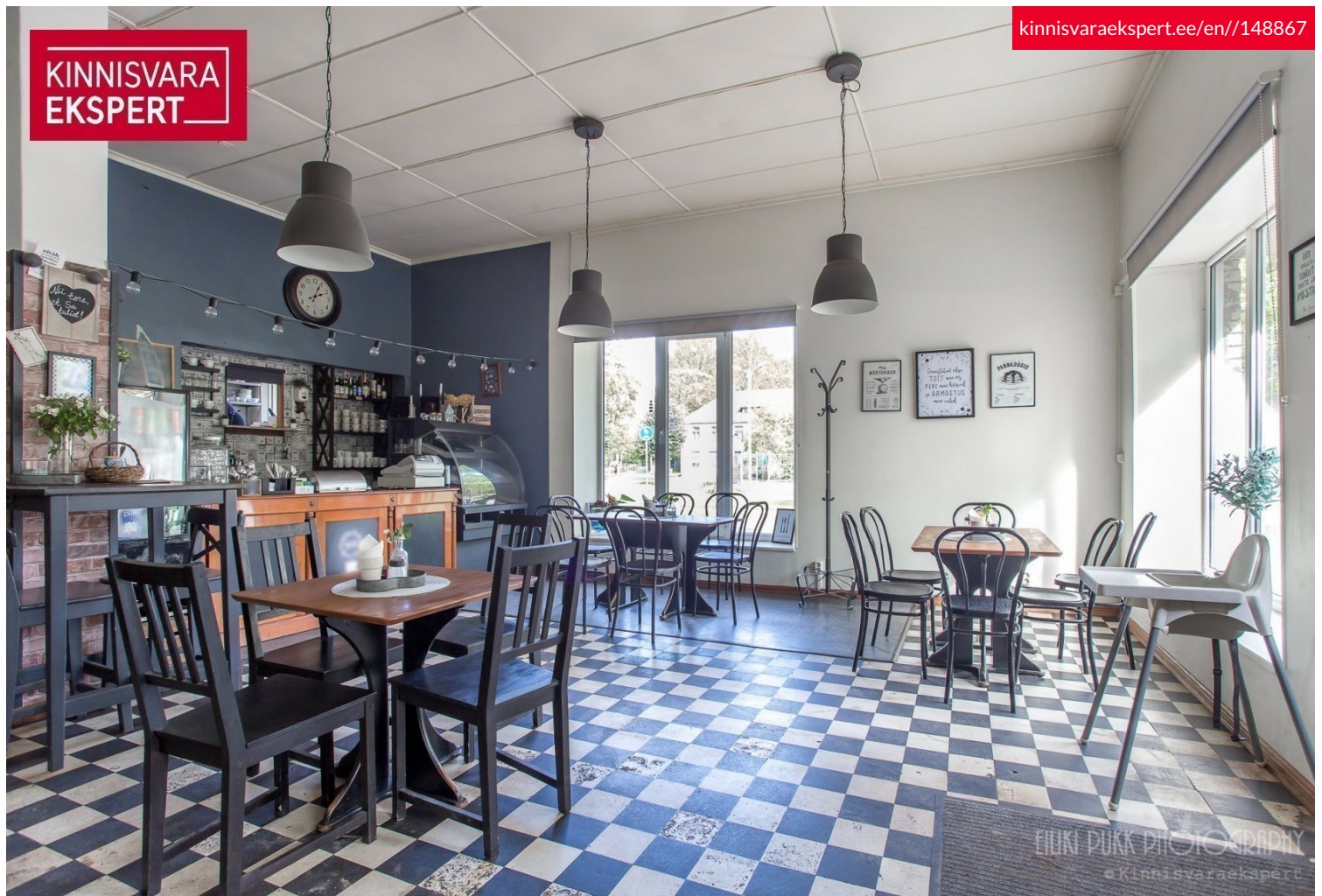


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## For sale service RAUDTEE TN 20



Pärnu maakond, Tori vald, Sindi linn

Müüa Sindi kesklinna ajaloolises hoones asuv äripind!



MEELIS TAMMER

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+3724420700

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1/3  
floor

114 m<sup>2</sup>  
total area

75 000 €  
657.89 € / m<sup>2</sup>

ID	148867
Total area	114 m <sup>2</sup>
Form of ownership	apartment ownership
Year of construction	1936
Floor	1/3
Building material	blocked
Cadastral register number:	<u>74101:001:0014</u>
Price range	<b>75 000€</b>
Price per m2	<b>657.89€</b>



MEELIS TAMMER

broker

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+3724420700

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## Additional data

boiler, shower, stove

## Additional information

Excellent opportunity to acquire a commercial space located on the ground floor of a historic building, where a successful café has been operating since 2018 under a lease agreement. This space is perfect for entrepreneurs looking to start a business or expand their existing operations.

The location and uniqueness of this historic building make the space truly special. In addition to its prime location, the new owner has the opportunity to customize the interior according to their preferences and business model.

Whether you want to continue the successful café tradition or utilize the space for other purposes, this is an ideal place to turn your dreams into reality.

Please note that the items and furniture shown in the pictures are not included in the sale price, but the new owner can replace them with furniture that suits their needs.

The building's association has successfully renovated the roof and enclosed the courtyard with a new fence. The replacement of internal water and sewage pipes is nearing completion. Although the building is listed as a cultural heritage site, the new owner is still able to adapt and modernize the interior spaces. The aim of the restoration of this architectural monument is to preserve as many original elements and details as possible, ensuring the integrity and restoration of its inherent value. When planning any changes, the architectural value of the building must be taken into account.

The building is a two-story structure with additional apartments in the attic. It is constructed with silicate bricks, and the roof is covered with clay roof tiles. The building's exterior features characteristic elements of functionalism, and the commercial and residential building was designed by architect Ilmar Laasi. The construction permit for the former Sindi Tarvitajate Ühisuse commercial and residential building was issued in November 1935.

This is a truly exceptional opportunity, offering potential buyers a unique chance to acquire a commercial space within a historic building that has already proven its potential for successful business operations. Don't miss out on this opportunity and contact me to learn more!

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KINNISVARAEKSPERT has been operating on the Estonian market since 1993. Our offices are located in Tallinn and Pärnu, and we serve you all over Estonia. Through cooperation partners Nord Prime Capital and Alliance Group UAB, we are also represented in Latvia and Lithuania.

We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

You can find more information at <http://www.kinnisvaraekspert.ee>

\*\*\*\*

## Location

📍Pärnu maakond, Tori vald, Sindi linn





