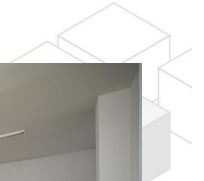


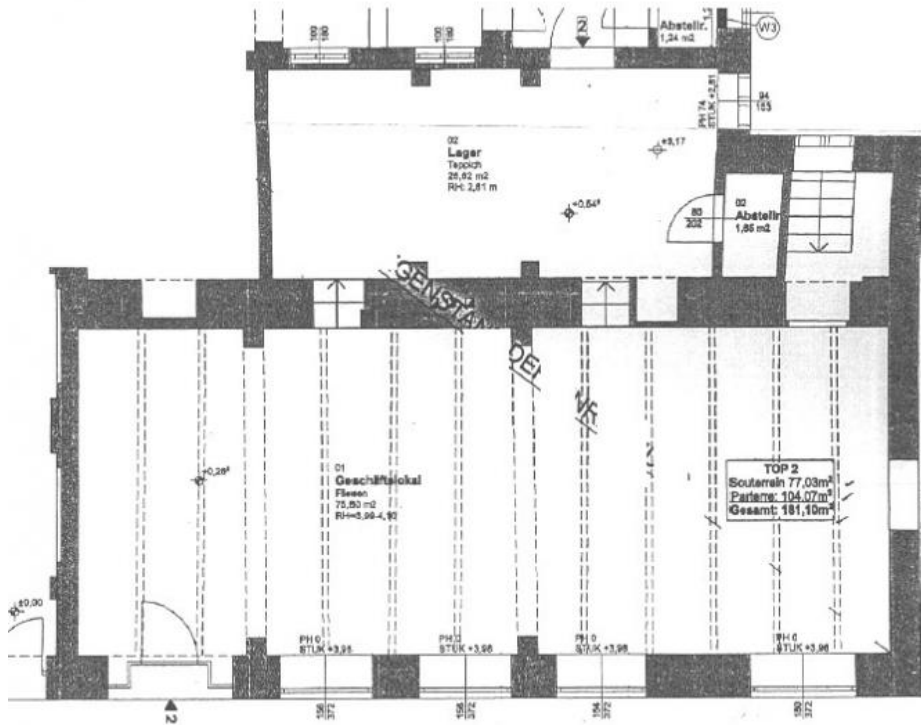
# Nice shop near Mariahilferstraße

📍 1070 Wien, Proximity: Burggasse, Mariahilfer Straße

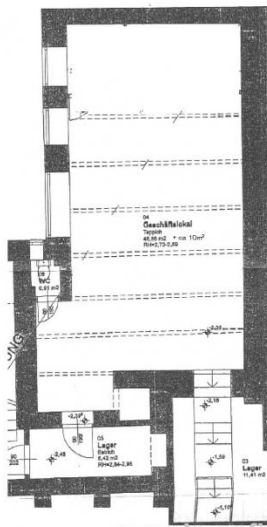
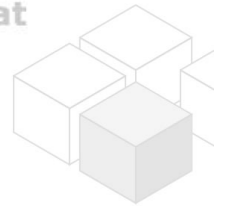
€ 2.990,-/month



## Plans



[www.homefinding.at](http://www.homefinding.at)



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## About Property

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Nice shop in great location near Mariahilferstraße

### LOCATION

Shops, supermarkets, restaurants, pharmacies etc. can be found nearby. The well known shopping street Mariahilfer Straße can be reached by a short walk. Public lines are just around the corner and offer a quick connection to other districts.

### PUBLIC TRANSPORT

13A, 48A, 49

### PROPERTY

The property shows following rooms:

>ground floor (ca 100m<sup>2</sup>):

- .big shop space
- .office space with storage
- .stairs to basement with storage space

>basement (ca 90m<sup>2</sup>)

- .storage
- .toilet
- .second entrance with small storage

### EQUIPMENT

- .wooden and stone floor

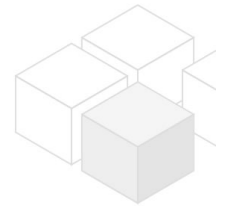
### COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

commission: 3 rents + 20% VAT

stamp fee



## General

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Property number 11634

Property type Büro

## Costs

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net rent € 2.121,98

gross rent € 2546.38

operating cost € 443.62

total rent € 2.990,-

## Keyfacts

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Nutzfläche 190m<sup>2</sup>

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WC	1
Property age condition	Altbau gut
Available from	sofort
Contract type	befristet

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	nein

## Energy Performance Certificate

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HWB Energieklasse	D
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## Lage

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Verkehrsanbindung Nähe	13A, 48A, 49 Burggasse, Mariahilfer Straße
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