

INVESTMENT TERRITORY – Kalku Street 3, Cēsis

Owner: Private

**Description of
The territory:**

Land with warehouses that are not adjusted to the needs of production is for sale. Total area of the land is 12 818 m², from which 5 191 m² is a building. It is old, but has been maintained in normal technical condition. Additional construction and renovation can be done after the approval of the reconstruction plan and withdrawal of the construction permit. All building can be adjusted to the needs of production. If needed offices can be established there. Height of the ceiling is approximately 6-7 m. Concrete floor. Dimensions of gates and outside doors - 3 x 3.5 m. Separate building has a ramp. Driveway is on Kaļķu Street with gravel surface. It is situated near the railway Riga-Valmiera with a loading dock near the land. Separate premises are being rented.

Available utilities: The available electricity power on the land is 6 kV. There is also water and a working water hydrant on the land. Approximately 80 m away on Kaļķu Street there is a medium pressure gas pipeline. There is no heating and wastewater drainage. Household sewage system is on Kaļķu Street ~ 80 m away.

Object	Kaļķu Street 3	land	12 818 m ²
		building	5 191 m ²

Main uses: construction of industrial and commercial structures.

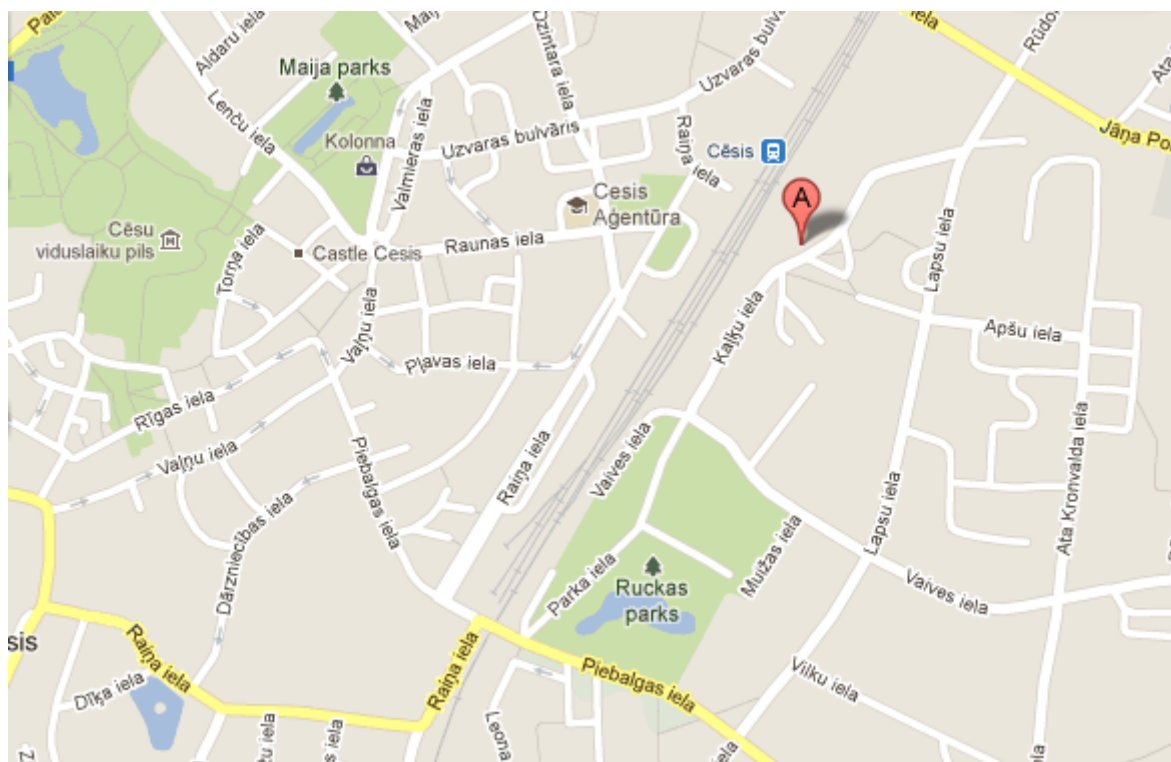
Permitted use:

- construction of industrial production companies;
- construction of warehouses;
- construction of shops and public-utility establishments;
- construction of auto service structures;
- construction of separate sport structures;
- construction of boiler-house;
- construction of separate structures of state institutions;
- construction of structures for local engineering and technical supply;
- wholesale warehouses;
- load stations;
- railway slip roads;
- garages;
- waste sorting sites;
- petrol or gas filling stations;
- parking spaces.

Construction density: to 40% of total area of the land.

Construction intensity: to 120% of total area of the land.

Maximum number of floors: three full floors, if the height of the construction is not defined by technological processes of production.



Kaļķu Street 3



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