

INVESTMENT TERRITORY – Rūpniecības Street 17/19, Cēsis

Owner: Private

Location: North-Eastern part of Cesis town, in the territory of an industrial zone. East border of the land is on Rūpniecības Street, the access to it is good. Taking into account the characteristics of the property, the location in the city is good.

**Characteristics of
the object:**

the land is a regular rectangle, its total area is 18 855 m². East border with Rūpniecības Street, which has a good quality gravel surface. Approximately a half of the territory is fenced off, there is a scrap metal collecting point. There is a branch of a railway in the territory. There is no fundamental construction in the land. Next to the entrance of the scrap metal collecting point there is a movable container type house for the employees of the collecting point and guards. Approximately a half of the territory is not used for economic activity, the territory is not fenced off and is not tidied, the access to this part of the land is good, the border is on Rūpniecības Street. The real estate has been evaluated.

Utilities: central electricity supply

Cadastral No.: 4201 003 0110

Area: 18 855 m²

Note: communications cable, water-pipe, sewerage pipe, sewerage and rain water sewerage intersect the land.

Main way of use: construction of industrial and commercial objects

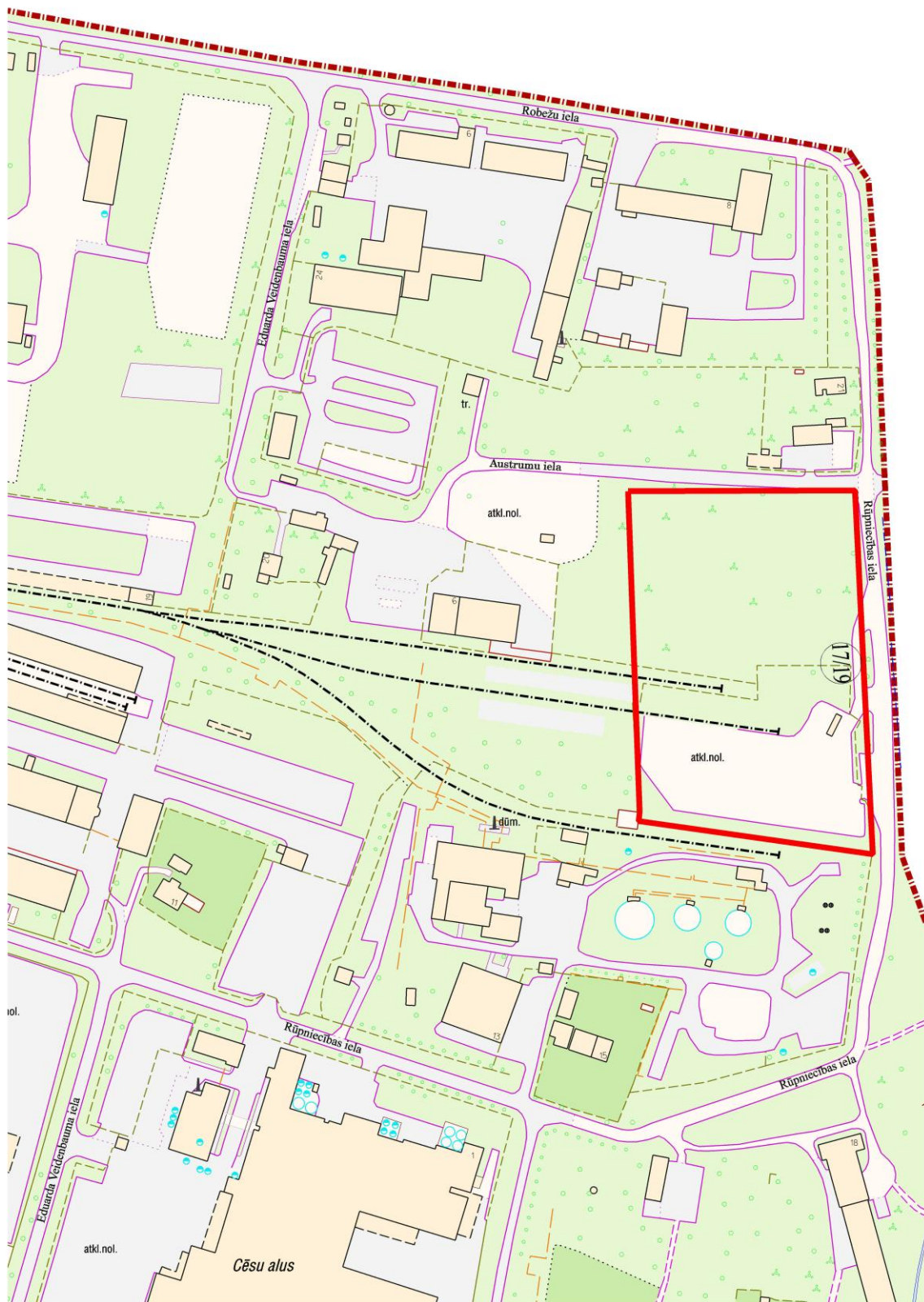
Permitted use: construction of industrial production companies, warehouses, shops and public-utility establishments, auto service units, separate sport units, construction of boiler-house, separate units of state institutions, local units of engineering and technical supply, wholesale warehouses, load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

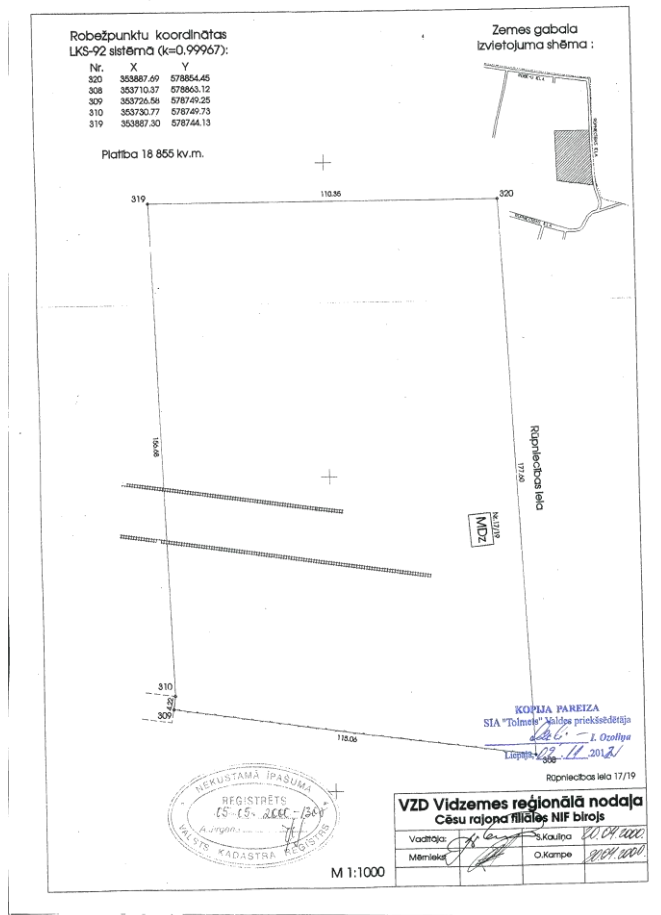
Area of the land

available for construction: 40% of the total area of the land

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

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





Zemes gabals Cēsīs, Rūpniecības ielā 17/19 (kad. Nr.4201 003 0110)



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