



#### Additional info

#### Information

Industrial land for sale in Pärnu – detailed plan in place, building rights for up to 3 buildings!

Location: Kõrtsi St. 3, Pärnu city, Pärnu county  
Cadastral ID: 62401:001:2602  
Registry number: 2797205  
Type of property: Industrial land  
Detailed Plan: Available, building rights for 2091 m²  
Price is subject to VAT

**271 245 €**

commercial land, Kõrtsi 3

Object ID:	202661
Transaction:	Sale, commercial land
County:	Pärnu maakond
City/county:	Pärnu linn Ülejõe
Ownership form:	registered immovable
Cadastral register number:	62401:001:2602
Total area:	0.00 m²
Area of plot:	4173.00 m²
Energy Class:	none
Sale price:	271 245 €
Price per m²:	65 €

Plot for sale in the rapidly developing Northwest-Pärnu industrial area. The property is 100% designated for industrial use and allows the construction of up to 3 buildings. A great opportunity to establish production, warehouse, or business premises.

#### Key Advantages:

Valid detailed plan  
Total building rights: 2091 m²  
Possibility to build up to 3 buildings  
Electricity connection based on ampere fee  
Utility lines along Kõrtsi Street  
Connection agreements must be concluded by the new owner  
Additional Opportunity – Adjacent plots also available for purchase:

Kõrtsi 5 – 5507 m² (building rights 2754 m²)

Kõrtsi 7 – (building rights 4679 m²)

Together, these properties form a collective area of over 19,000 m² with significant development potential.

#### Location and Business Environment:

The Northwest-Pärnu industrial area is in a logistically advantageous location, just 2.5 km from the city center. The area is ideally suited for a wide range of industrial businesses, including:

Wood and forest material processing  
Machinery, metal, and electronics industries  
Construction material manufacturing  
Storage and logistics

Nearby are Pärnu Airport, the harbor, and the Via Baltica highway, ensuring fast and efficient connections both within Estonia and internationally.

#### Real estate agent



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