

**Additional info****Information**

Industrial Land for Sale in Pärnu – Detailed Plan, Building Rights for up to 3 Buildings!

commercial land, Kõrtsi 5

Location: Kõrtsi St. 5, Pärnu city, Pärnu county
Cadastral ID: 62401:001:2603
Registry number: 2797205
Type of property: Industrial land
Detailed Plan: Available, building rights for 2754 m²
Price is subject to VAT

357 695 €

Object ID:	202666
Transaction:	Sale, commercial land
County:	Pärnu maakond
City/county:	Pärnu linn Ülejõe
Ownership form:	registered immovable
Cadastral register number:	62401:001:2603
Total area:	0.00 m ²
Area of plot:	5503.00 m ²
Energy Class:	none
Sale price:	357 695 €
Price per m ² :	65 €

Plot for sale in the rapidly developing Northwest-Pärnu industrial area. The property is 100% designated as industrial land and allows the construction of up to 3 buildings. An excellent opportunity to establish production, warehouse, or commercial facilities.

Key Advantages:

Valid detailed plan
Total building rights: 2754 m²
Possibility to build up to 3 buildings
Electricity connection based on ampere fee
Utility lines run along Kõrtsi Street
Connection agreements to be concluded by the new owner
Additional Opportunity – Adjacent plots also available for purchase:

Kõrtsi 3 – 4182 m² (building rights 2091 m²)
Kõrtsi 7 – 9359 m² (building rights 4679 m²)
Together, these plots form a collective development area of over 19,000 m² with substantial potential.
Location and Business Environment:

The Northwest-Pärnu industrial area is in a logistically excellent location, just 2.5 km from the city center. The area is perfectly suited for a wide variety of industrial enterprises, including:

Wood and forest material processing
Machinery, metal, and electronics industries
Construction material manufacturing
Storage and logistics
Nearby are Pärnu Airport, the port, and the Via Baltica highway, providing fast and efficient connections both within Estonia and internationally.

Real estate agent

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