



**128 500 €**

<b>Object ID:</b>	203966
<b>Transaction:</b>	Sale,
<b>County:</b>	Pärnu maakond
<b>City/county:</b>	Pärnu linn Rääma
<b>Floor:</b>	1
<b>Number of rooms:</b>	2
<b>Type of heating:</b>	central heating, electricalunderfloorheating
<b>Year of construction:</b>	1976
<b>Readiness:</b>	Requires sanitary repairs
<b>Cadastral register number:</b>	62506:055:3660
<b>Total area:</b>	71.00 m <sup>2</sup>
<b>Area of plot:</b>	0.00 m <sup>2</sup>
<b>Sale price:</b>	128 500 €
<b>Price per m<sup>2</sup>:</b>	1 810 €

**Additional info**

burglar alarm, hot-water boiler, electricity, water, separate WC, neighbour watch, separate entrance, high ceilings, central water, public transportation, entry from the street

**Information**

Commercial Space for Sale in Pärnu, Oja St. 114

A 71 m<sup>2</sup> commercial space is for sale in the Rääma district of Pärnu, located on Oja Street. The property is well-suited for use as a shop, café, beauty salon, office, or studio apartment. It features a spacious layout and large display windows facing the street, offering excellent visibility. The space is located on the ground floor with direct street access.

There are entrances on both sides of the building – from the street and from the back. A parking space is available behind the building. There is a bus stop right in front of the house, providing easy access by public transport.

Utilities such as water, sewage, and electricity are available. The WC and bathroom are separate. Underfloor heating is installed in the salon area. The premises require renovation, offering the opportunity to customize the space according to your needs.

The location is in the Rääma district, a riverside area that is rapidly developing. Residential neighborhoods, walking paths, and easy access to the city center and other districts are nearby.

This commercial unit is ideal for entrepreneurs starting a business or expanding into a new area. It can also be adapted for residential use (e.g., as a studio apartment), depending on your needs and planning permissions.

**Real estate agent**



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