

**Additional info**

shower, sauna, high ceilings, new wiring

Information

For Sale: Mixed-Use Property in Prime Location – Võru 196, Tartu

House, Võru tänav 196Building: 73.5 m² | Land: 798 m² | 35% Commercial / 65% Residential**325 000 €**

A rare opportunity to combine living and business in one strategic location!

Address: Võru 196, Tartu – high-visibility location on a busy main road. Perfect for a small business or service point with residential convenience.

?

PROPERTY OVERVIEW:

- Total area: 73.5 m²
- Land size: 798 m²
- Zoning: Approx. 35% commercial / 65% residential
- Private parking for 4–5 cars on the property
- Large lightbox signage facing Võru Street – highly visible to passing traffic
- Includes sauna, shower, and WC
- Move-in ready – in good condition, no major renovations needed

?

IDEAL FOR:

- Office, studio, beauty salon, e-commerce pickup point, small retail, or other small business
- Live on site or rent out the residential part for additional income
- Excellent exposure and access – ideal for growing visibility and footfall
- Private green yard – great for relaxation or client seating

?

ADDITIONAL DETAILS:

- All utilities connected: electricity, water, and sewerage
- Located within Tartu city limits – close to shops, services, and public transport
- Low operating costs

?

For more information or to schedule a viewing

Object ID:	80438043
Transaction:	Sale, House
County:	Tartu maakond
City/county:	Tartu linn Ropka
Type of heating:	air source heat pump, solid fuel, fireplace heating
Year of construction:	1998
Ownership form:	registered immovable
Cadastral register number:	79510:019:0024
Total area:	123.40 m ²
Area of plot:	798.00 m ²
Sale price:	325 000 €
Price per m ² :	2 634 €

Real estate agent

Marko Metsalu
marko.metsalu@lvm.ee
+37253005558

House, Võru tänav 196



















