

## FOR SALE PROFITABLE AGRO MACHNIERY BUSINESS WITH REAL ESTATE PROPERTY FOR LIVING & BUSINESS & SERVICES (3,73 ha)

There is an option to split the property into business/services and living area.



Film1: [www.youtube.com/watch?v=WSpZTKmD2x4](http://www.youtube.com/watch?v=WSpZTKmD2x4) Film2: [www.youtube.com/watch?v=YV9tt1qUxE](http://www.youtube.com/watch?v=YV9tt1qUxE)

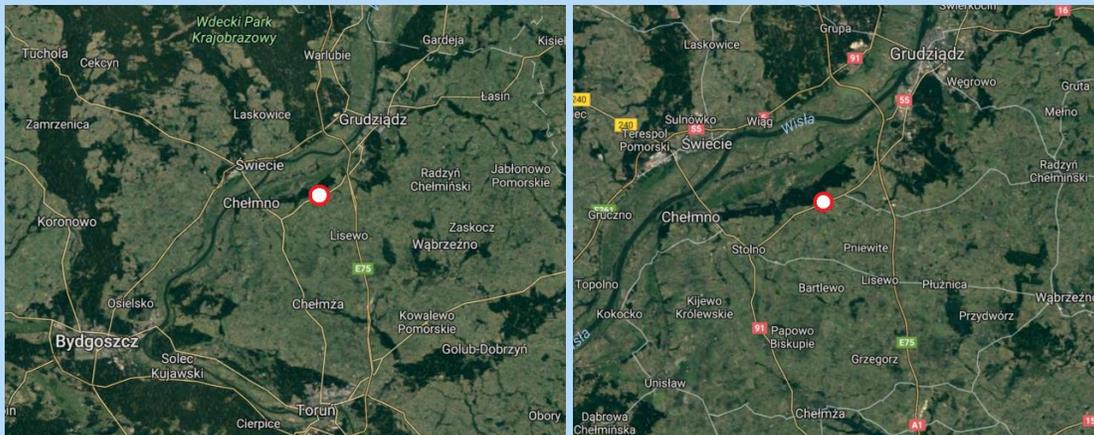
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## Location

Paparzyn, Stolno (8 km), Chetmno (15 km), kujawsko-pomorskie voivodeship

# 7 km distance to A1 highway

18 km to Grudziądz / 22 km to Świecie / 45 km to Toruń / 55 km to Bydgoszcz / 130 km to Gdańsk



## Real Estate plan (3,73 ha in total)

- 1) family house (261 m2 living area, 73 m2 basement, 90 m2 attic with windows)
- 2) separated building for living – garage – office (170 m2 ground floor, 170 m2 attic)
- 3) office (44 m2)
- 4) production and service hall with a warehouse and social rooms (359 m2)
- 5) production, service and commercial hall (316 m2)
- 6) commercial exhibition area (1600 m2)
- 7) profitable plantation of conifers (3 ha)
- 8) a trade and service company that runs, among others repairs and trade in agricultural machinery



## Description

Entire real estate Property with buildings, land area 3,73 ha including:

- ground without buildings 3,23 ha,
- buildings with a total area of 1,483 m2 covering an area of 5,000 m2 with parking lots and a commercial square (it is possible to separate them from the rest of the property).

The developed area is fully paved in the POLBRUK technology (residential and office part), asphalt (commercial square), concrete (production, service and commercial halls). The whole area has a drainage system to which the drainage of water from all roofs and from the squares to the manholes is connected. The entire property is fenced. Commercial area, special steel fencing. The residential part is fenced with a wooden and brick fence.

### 1) family house 261 m<sup>2</sup>

Residential house, fully equipped, renovated, central heating (fuel oil), fireplace, three bathrooms (two of them with jacuzzi), a house with tradition and soul. The house at the front has a wide terrace with stairs directly to the beautifully landscaped garden with shrubs and trees and a durable, thatched roof, seating facilities. The total usable area of the house, 261 m<sup>2</sup>, consists of two connected buildings with independent entrances and vestibules on both sides of the building. It can be used as one whole building or as two fully independent houses / offices.

On the north side, a two-story building from 1987 made of hollow bricks technology. PVC windows. High ceiling on the ground floor and on the utility floor. The level of the high ground floor with an area of 94 m<sup>2</sup> includes a spacious 26 m<sup>2</sup> hall, 28 m<sup>2</sup> living room, 19 m<sup>2</sup> room, 4.8 m<sup>2</sup> bathroom, 14.8 m<sup>2</sup> kitchen and 1.7 m<sup>2</sup> vestibule. There is a basement and a boiler room on the ground floor of 33 m<sup>2</sup>. On the first floor (89 m<sup>2</sup>) there are 4 rooms (33 m<sup>2</sup>; 14.2 m<sup>2</sup>; 14 m<sup>2</sup>; 13.7 m<sup>2</sup>) and a bathroom 4.4 m<sup>2</sup>, hall 9.5 m<sup>2</sup> and a balcony of 10 m<sup>2</sup>.

On the south side, a building from 1959 made of brick, PVC windows. Usable area of 78 m<sup>2</sup>, consisting of a room of 23 m<sup>2</sup> and a room of 15 m<sup>2</sup>, kitchen with dining room 14 m<sup>2</sup>, bathroom 6.4 m<sup>2</sup>, hall 11 m<sup>2</sup>, vestibule 7.6 m<sup>2</sup>. The second floor is an attic with windows with an area of 90 m<sup>2</sup>. A 40 m<sup>2</sup> cellar under the ground floor.

### 2) separated building for living – garage – office (170 m<sup>2</sup> ground floor, 170 m<sup>2</sup> attic)

A brick building with an area of 170 m<sup>2</sup> (width 21m x depth 8.1m) made in the aerated concrete technology in 1985. After renovation - good condition. The thickness of the structural walls is 1.5 hollow brick. There is currently no heating system, water is supplied. In addition, there is an attic with sloping roofs (170 m<sup>2</sup>) over the entire building. PVC windows throughout the building. It is possible to adapt the building entirely for residential and office purposes. Currently, the building has a garage for two cars, a utility room and a warehouse.

### 3) office (44 m<sup>2</sup>)

The three-container structure, insulated, with a heating system with an area of 44 m<sup>2</sup> (width 7.2 m x depth 6.1 m). There are three office rooms in the building with spacious PVC windows to the shopping area. Additionally, there is a bathroom with a toilet and a shower.

### 4) production and service hall with a warehouse and social rooms (359 m<sup>2</sup>)

The total area of the hall is 359 m<sup>2</sup>, additionally the attic area above the social part. Height 5m at the lowest point and 6m at the highest point. Directly next to the hall there is a dedicated wide, double-winged entrance gate to the north side (8.4 m wide), directly from the municipal asphalt road. The hall is divided into three parts.

All three parts are completely closed on a steel structure and brick walls with a thickness of one brick, additionally two-sided plasters. There are 3 large-area "skylight" windows in the roof, which provide natural light. The roof structure is made of steel, covered with 100 mm thick obornicki plates and insulated with polystyrene, additionally a sheet of metal on both sides. There are also PVC windows on the walls. The hall has 3 very large entrance gates enabling the introduction of large-size machines and devices. Modern gate systems allow the installation of electric opening mechanisms. Entrance gates dimensions: width 4m x height 4.4m; width 4.84 m x height 4.4 m; width 4m x height 4.4m. Specification of the rooms:

a) Machinery paint shop (81 m<sup>2</sup>)

Area 81 m<sup>2</sup> (width 6 m x length 13.5 m). Large "skylight" ceiling lighting and two wall windows. Technical channel in the floor. Entrance gate, dimensions: width 4 m x height 4.4 m. Installed air extraction system for painting purposes. Internal walls lined with painted regips.

b) Social rooms (38 m<sup>2</sup>)

38 m<sup>2</sup>. Cloakroom, cupboards, 4 washbasins, WC, exhaust chimney, separate dining room. Only above this room is the attic for storage, the entrance to which is through the adjacent assembly and workshop hall.

c) Assembly and workshop hall (240 m<sup>2</sup>)

Area 240 m<sup>2</sup>. Two high (4.4 m) entrance gates, 4.84 m and 4.4 m wide. One workshop channel. Workbenches. Metal stairs to the attic located above the adjoining social rooms. Two large ceiling "skylights" and windows in the walls.

**5) hala produkcyjno – usługowo – handlowa (316 m<sup>2</sup>)**

Powierzchnia 316 m<sup>2</sup> na konstrukcji stalowej zadaszonej blachą. Ściana tylna murowana, dwie ściany szczytowe blacha, front otwarty na słupach stalowych. Pełni rolę zadaszonego warsztatu i powierzchni wystawienniczej otwartej na plac handlowy.

**6) commercial exhibition area (1600 m<sup>2</sup>)**

Commercial and exhibition purpose. Area 1600 m<sup>2</sup>. Completely tidy, very neat, tarmaced and partially covered with pavement stones, drainage of water directly to the manhole system. The whole thing is fenced with a steel fence. From the side of the main road, there is a large, double-winged entrance gate (6 m wide) and a second double gate (3.6 m wide) with a separate gate (1 m wide) connecting the shopping area with the parking lot in the office and residential part. A lot of space for advertising on the

existing fence and the possibility of building additional advertising structures that will be visible from a distance because there are no other plots of land in the vicinity of the property, only arable fields.

### **7) profitable plantation of conifers (3 ha)**

There is a profitable plantation of conifers on the property, which covers 3 ha. At present, ie 5000 trees per 1 ha with an average value of PLN 40 per tree at wholesale prices. This gives the trees a total value of PLN 600,000. In the so-called in high season (December, September), the price of trees is significantly higher. The company has a very good tradition of selling trees right next to the property, where for several decades they have been standing and still new buyers come in person to buy the sought-after varieties. In addition, the company leases an attractive plot for commercial purposes in Grudziądz in December, where it sells cut and potted Christmas trees under its own brand at much higher, seasonal prices. The plantation is famous for the highest quality and durability of trees, which is the result of over 50 years of tradition of growing conifers. The seedlings on the plantation come from the best and proven foreign crops from Western and Northern Europe with which the established terms of cooperation also constitute the company's value.

### **8) a trade and service company that runs, among others repairs and trade in agricultural machinery**

A commercial and service company has been operating on the property for 30 years. The current business model is the import of used agricultural, construction and road machinery and equipment, repairs and renovation of these devices, and then sale. Additionally, the company carries out construction works as well as earth and road works. The company has a very good tradition and a reputation of over 30 years. It has many regular suppliers from Germany, the Netherlands and Scandinavia as well as regular and constantly arriving new customers throughout Poland and abroad in the Czech Republic, Slovakia, Austria, Ukraine and Russia. Apart from direct sales, the second most important distribution channel for products and services is the Internet - own website, auctions and specialist forums. At present, 3 qualified employees cooperate with the company on a permanent basis and family members are involved in the business on an ongoing basis.

The entire area is fenced, developed, paved, with all utilities:

LP	Nr działki	Opis	Oznaczenia użytków	Pow. działki w ha	KW
1	122	grunty orne	RIIIb	1.0000	KW 7124
2	122	grunty rolne zabudowane	BR-RIIIb	0.5000	KW 7124
3	121/1	grunty orne	RIIIb	1.2900	KW 18819
4	121/1	grunty orne	RV	0.9400	KW 18819
Razem:				3.7300	









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