



Industrial-Residential Property with Development Potential in Tanowo Near Szczecin

390,000 € (1,650,000 PLN)

Year built 1950 4 Rooms ~956 m²

Description

Industrial-Residential Property with Home and Development Potential

Located in **Tanowo**, just 10 km from **Szczecin**, this versatile property offers a combined **production, warehouse, office, and residential function** on a spacious **3,656 m²** plot.

The site consists of **three plots**: - **1,916 m²** - **1,326 m²** - **414 m²**

The **largest and smallest plots are still undeveloped**, offering the possibility of additional construction.

Property Highlights

- Total usable area: **947 m²**
- Total building area: **956 m²**
- Detached house included
- Brick construction
- Very good standard
- Good building condition
- Built in **1950**
- Access via **asphalt road**
- Utilities: **electricity, water, sewage**
- Garage and garden
- One balcony: **5 m²**

Industrial / Commercial Space

The building complex includes **five connected halls**: - **3 halls** with a total area of **442 m²** - **2 halls** with a total area of **278 m²**

Together with the office and social areas, the total usable industrial/commercial space is **849 m²**.

The office and staff facilities include: - Room: **25 m²** - Hallway: **8.3 m²** - Social area with kitchen and bathroom: approx. **15 m²**

The warehouse spaces reach a height of up to **6 m** at the highest point.

The premises were previously used for **service and storage purposes**.

Residential House

The detached house has a total area of **89 m²** and includes **4 rooms, a kitchen, and a bathroom**.

Ground floor: - Kitchen: **10.15 m²** - Living room: **10.3 m²** - Bathroom: **6.95 m²** - Entrance hall: approx. **12 m²** - Hallway: **12 m²**

First floor: - Bedroom 1: **17.4 m²** - Bedroom 2: **15.2 m²** - Bedroom 3: **10.2 m²** - Bathroom: **3 m²** - Hallway: approx. **12 m²**

The home includes a **windowed kitchen**, and the bathroom is equipped with a **WC, shower, towel radiator, washing machine, and washbasin**.

Plot and Development Potential

The property is designated for **craftsman/service activities**, with the possibility of residential use provided the primary function of the plot is maintained.

According to the local zoning plan: - **Craft services** are the main permitted use - Owner or user accommodation is allowed as an additional function - Continuous building layout is permitted within the plot - Maximum building coverage: **40%** - Maximum height: **2 storeys / 9.5 m**, including a high roof - Flat roofs are allowed for single-storey service buildings - Minimum biologically active area: **20%**

The property is surrounded by similar-use developments, making it an excellent option for business, storage, light production, or a mixed-use investment.

Details

House for sale

- Property type: House
- Available from: 27.10.2025
- Previous price: €334,101 (PLN 1,450,000)
- Total area: 956.00 m²
- Plot area: 3,656.00 m²
- Usable area: 947.00 m²
- Plot ownership: Ownership
- House type: Detached
- Year built: 1950
- Standard: Very good
- Building condition: Good
- Wall material: Brick
- Kitchen type: With a window
- Kitchen area: 10.15 m²
- Bathroom count: 1
- Bathroom area: 6.95 m²
- Room areas: 10.3 + 17.4 + 15.2 + 10.2 m²
- Number of floors (including ground floor): 1
- Electricity: Yes
- Internet: Yes
- Refrigerator: Yes
- Washing machine: Yes
- Roof covering: Other

- Garage: Yes
- Garden: Yes
- Number of balconies: 1
- Balcony area: 5 m²
- Bathroom fittings: WC, shower, towel radiator, washing machine, washbasin

Property features

Garage Garden

Tanow

Tanowo lies directly in the border belt. Rural peace, set among fields and forests, combined with quick access to German shops, makes this village unique.

Note

- The first photo in our gallery has been lightly edited to illustrate how the property could look – for example with a different wall colour. The following images show the actual condition of the property.
- The price shown in euros corresponds to the price in złoty, but due to exchange rate fluctuations it is always an approximate value. Our listings always also state the price in złoty, as requested by the seller.

Notes on Polish real estate practices:

- Limited location information: in Poland it is common practice for property listings not to disclose the exact address of the property.
- Floor plans: detailed floor plans are not always provided in listings.

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