



Commercial Building for Rent in Szczecin Skolwin - Great Investment Potential

260,000 € (1,100,000 PLN)

Year built 1936 18 Rooms ~593 m²

Description

Commercial Building for Rent or Sale Potential in Skolwin

A two-storey commercial building with a full basement and usable attic, located in the historic former Paper Factory area in Szczecin's fast-developing Skolwin district. The property was built in 1936 and modernised in 2013-2014. It is currently arranged with staff accommodation in mind, making it a practical option for companies looking for housing for employees or a building with strong commercial potential.

Property layout

- **Total area:** 594 m²
- **Usable area:** 219 m²

- **Basement:** 130 m²
- **Ground floor:** 182 m²
- **First floor:** 182 m²
- **Attic:** 58 m²
- **Plot area:** 532 m²
- **Plot shape:** square
- **Leasehold land**

Interior

The basement includes 7 rooms, including bathrooms, toilets, and a boiler room with a solid fuel boiler.

The rooms on the ground floor and first floor are arranged en suite along corridors on each level.

- **Ground floor:** 7 rooms
- **First floor:** 8 rooms
- **Attic:** 3 rooms

There are toilet facilities on the individual floors. The property has a separate kitchen and 3 bathrooms in total.

Building features

- Detached building
- Brick construction
- Solid exterior walls, 50 cm thick
- PVC windows
- Wooden stairs and ceilings above the ground floor and first floor
- Steep hipped roof
- Wooden roof structure
- Roof covered with plain clay tiles

Condition and utilities

- Good standard
- Good building condition

- Electricity available
- Oven available

Location

The property is surrounded by numerous businesses and industrial facilities, including a cellulose plant, a ship repair yard, chemical plants, and Polimery. This makes it an excellent location for people working in Police and Szczecin.

Rental potential

The entire building can be rented for employee accommodation for up to **60 people**.

Rental price per person: €230 (PLN 1,000) gross

A great opportunity for a company looking for accommodation in a convenient and developing area.

Details

House for Sale – Skolwin

- | | |
|---|--|
| • Property type: House | • Condition: Good |
| • Area: 593 m ² | • Building condition: Good |
| • Plot area: 532 m ² | • Wall material: Brick |
| • Plot shape: Square | • Kitchen type: Separate |
| • Usable area: 219 m ² | • Bathrooms: 3 |
| • Plot ownership: Perpetual usufruct | • Number of floors: 2 |
| • House type: Detached | • Basement: Yes |
| • Year built: 1936 | • Basement area: 130 m ² |
| | • Electricity: Yes |
| | • Oven: Yes |

Property features

Cellar

Stettin

Szczecin is the largest city in northwestern Poland, located on the Oder river and close to the Szczecin Lagoon. It has a large seaport and a historic old town. Worth seeing are the medieval Chrobry Embankment along the river with a view of the harbour, the old town with its town hall, and numerous museums (such as the National Museum). Although not directly on the sea, a maritime atmosphere is felt here thanks to the river and the lagoon. The climate has continental influences but is cool in summer thanks to Baltic winds.

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.

As a real estate agency, we offer comprehensive support to our clients. We represent you as the buyer.

We work with vetted partners (property valuation, tax and legal advice, sworn translations, renovation of properties in need of refurbishment).

For investment properties, we can also take care of property management.

Personal support – transparent, competent, and in English.

Dream Estate

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