



Income Property with Residential and Commercial Potential in Szczecin Zdroje

588,000 € (2,490,000 PLN)

Year built 1981 4 Rooms ~417 m²

Description

Investment Property with Residential and Commercial Potential

A detached brick property from 1981, set on a flat, rectangular plot of **649 m²** in the Zdroje district, in a highly visible location near **Ułanów Podolskich roundabout**. A bus stop is located just next door, and shops, public transport, and a pharmacy are all nearby.

The building has **417 m²** of total and usable area, distributed across two floors, with a basement and usable attic space. It offers a rare combination of residential units, commercial premises, and income-generating elements, making it an attractive option for both living and investment.

Residential part

Ground floor apartment - renovated and currently rented - access to a garden of approx. **40 m²** - living room with kitchenette - bedroom - hallway - bathroom with WC and shower

First-floor apartment - spacious living room with access to a terrace - bedroom - large separate kitchen with window - bathroom with WC and shower - hallway - very well kept, possibly requiring only freshening up

There is also the possibility of adapting the attic into an additional apartment.

Commercial part

- **Two commercial units**
 - one currently rented and operating as a kebab restaurant
 - very good standard
 - possibility of taking over with tenants
 - the second unit has a separate entrance and is currently unused
- **Two-storey hall**
 - several rooms and an office area
 - previously used as a bakery
 - requires full renovation
 - currently also rented
- **Billboard in the garden**
 - currently rented and generating income

Additional features

- **15 m² basement**
 - gas heating and hot water from a **modern condensing gas boiler**, replaced 2 years ago
 - electricity, gas, city sewerage, and city water connected
 - internet available
 - plastic windows
 - metal fencing
 - garage

- garden
- utility room
- terrace

Property condition

The building and standard are described as **for renovation**, with some parts already renovated or well maintained.

A flexible property with strong income potential and excellent visibility in a convenient location.

Details

Detached House for Renovation – Zdroje

A detached house located in the Zdroje district, set on a flat, rectangular plot.

Property details

- **Total area:** 417 m²
- **Usable area:** 417 m²
- **Plot area:** 649 m²
- **Plot ownership:** perpetual usufruct
- **Year built:** 1981
- **Condition:** for renovation
- **Building standard:** for renovation
- **Building material:** brick
- **House type:** detached
- **Floors:** 2
- **Kitchen:** with a window
- **Access road:** busy street

Utilities and installations

- Gas heating

- Gas-fired dual-function boiler for domestic hot water
- Basement
- **Basement area:** 15 m²
- Electricity
- Mains gas
- Municipal sewage system
- Mains water
- Internet
- Plastic windows
- Usable attic

Additional features

- Metal fencing
- Garage
- Garden
- Utility room
- Terrace
- **Number of terraces:** 1

Nearby

- Shop nearby

- Public transport nearby

- Pharmacy nearby

Property features

Cellar Gas Garage Garden Terrace

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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Dream Estate Team