



Investment Offer

*Multi-family
residential development*

0.1200 ha

Fredry 4b St.
Krakow – Podgórze



Ownership	Municipality of Krakow
Area	0.1200 ha
Approximate price of the property	A new valuation has been ordered to be obtained.
Information on the tender	The Krakow City Council adopted Resolution no. XCIII/2428/18 dated 24 January 2018 and granted its consent to the sale by way of an open oral tender of the property developed with a residential building and outbuildings at Fredry 4b St.
Location	Plot no. 235/82, precinct 47 Podgórze, Fredry 4b St.
Current state	The property was part of the former „Bonarka” Brickworks complex, which was erected around 1920 as the „Maurycy Baruch Clay Products Factory in Łagiewniki near Podgórze”. The property is developed with building no. 4 B with a usable area of 309.88 m², which building consists of 4 residential units with a total area of 197.53 m². The building is vacant and its residents were evicted in 2017. According to a letter from the Municipal Conservator of Historical Monuments, due to its historical and architectural values, the aforementioned building (save for the outbuilding) is entered in the municipal register of historical monuments. Given its historical and architectural values and condition, the measures taken to preserve them should take into account conservation guidelines based on the actual values identified. The area covering the property is not subject to the provisions of the local development plan. According to the Study of Conditions and Directions of Spatial Development of the City of Krakow, the property is located in the area of multi-family residential development. The area is not currently covered by a local development plan.
Immediate surroundings	The building is located in the vicinity of multi-family residential buildings and industrial-service buildings at a distance of approximately 350 m from the shopping mall „BONARKA”.
Transport accessibility	Due to its location between Aleksander Fredry Street and Jerzy Turowicz Street, it has easy access to the entire city by both public and private transport.
Utilities	The property is located within the reach of technical utilities. If a major restoration were to be conducted, it would be necessary to provide a central heating system for the building, together with the installations of central heating and hot water.
Proposed development programme	According to the Study of Conditions and Directions of Spatial Development of the City of Krakow, the property is located in the area of multi-family residential development. The area is not currently covered by a local development plan.
More details about the area	The building is located at Fredry 4b Street; it is in a poor state of preservation and bears traces of fire; it urgently requires comprehensive repair, construction and conservation works to be undertaken. As part of the works conducted, it is permitted that the building be extended by a superstructure at a scale and in a manner corresponding to the historic structure. Prior to the works in question, conservation documentation should be prepared to specify the conservation treatment of the substance of the building, including the roof trusses. In order to estimate the exact cost of such restoration of the premises, it would be necessary to determine their future use.

Municipality of Krakow, Department for Entrepreneurship and Innovation

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