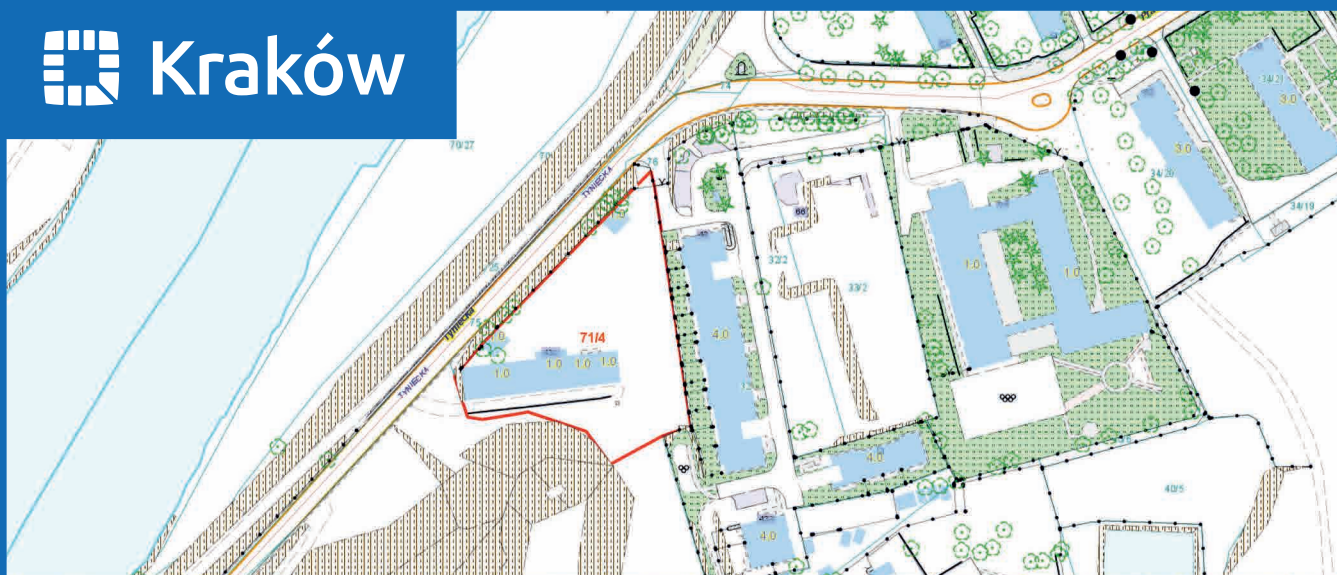




Investment Offer

Residential and service development

0.4254 ha

Tyniecka 43 C St.
Krakow – Podgórze



Ownership	Municipality of Krakow
Area	0.4254 ha
Approximate price of the property	PLN 6,391,400.00 net A new valuation report must be prepared.
Information on the tender	
Location	Plot No. 71/4, precinct 8 Podgórze, Tyniecka 43 C St.
Current state	The property comprises a commercial building with a usable floor area of 614 m ² , built around 1920, which formerly housed the Kraków Yeast Factory in Dębniki. The building has stood empty since 2019.
Immediate surroundings	The property is located in the Administrative District 8 Dębniki at Tyniecka St. In the immediate vicinity of the property there are multi-family housing, a pedestrian and bicycle route on the Vistula embankments, the Vistula River and the Bielańsko-Tyniecki Landscape Park.
Transport accessibility	The communication service of the real estate in terms of pedestrian and vehicle traffic takes place via a public road – Tyniecka St.
Utilities	The property is located within the range of the technical utilities.
Proposed development programme	The area which the property is included in is subject to the Local Spatial Development Plan „Praska-Zielna” which is being prepared now. In accordance with the indications of the Study of Conditions and Directions of Spatial Development of the City of Krakow, the property is located in the MW multi-family housing development area.
More details about the area	The building is listed in the local register of historic monuments. The protection covers the building’s massing, the shape of the roofs (with provision for restoring the original shape of the roofs over the side wings is permitted), and the façades in terms of the original materials (brick, plaster), the composition, articulation and details, including the historic window and door joinery and metalwork, as well as the historic colour scheme. Adaptation and renovation works, including alterations and extensions, may be carried out in a manner that does not obscure the original external features.

Municipality of Krakow, Department for Entrepreneurship and Innovation
Zabłocie 22 St., 30-701 Kraków | tel. +48 12 616 15 48 | e-mail: cwi@um.krakow.pl