

Commercial property

Labin, Istria



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|-------------------------|----------------------|
| Ref | RE-U-13580 |
| Type | Commercial property |
| Region | Istria > Rabac-Labin |
| Location | Labin |
| Front line | No |
| Sea view | No |
| Floorspace | 401 sqm |
| No. of bathrooms | 1 |
| Price | € 1 250 000 |

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Commerical space for sale in Labin area.

This facility specializes in meat processing and preservation, serving as a slaughterhouse for cattle, sheep, goats, pigs, and equines. With dedicated sections for slaughtering pigs and horses, the facility operates according to European regulations, making it significant in terms of production, public health, and social impact. The industrial facility holds the necessary health and hygiene certificates and permits.

The building spans 401 m² and includes systems for meat transport, loading and unloading, cooling chambers, slaughterhouse areas, and all supporting components necessary for meat processing. It is situated on a grand 3,680 m² land plot, which also contains ancillary structures and an office.

Meat processing in Croatia offers significant business potential, and this fully equipped slaughterhouse represents an excellent investment opportunity.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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