Gödöllő

Zöldenergiás Mini Retail Park fejlesztési lehet?ség – Gödöll? (Budapest agglomeráció, M3 autópálya)

Property ID: HU26439796

PURCHASE PRICE: 2.370.000 EUR • **LAND AREA:** 1.767 m^2

Property ID: HU26439796 - 2100 Gödöllő

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At a glance

Property ID	HU26439796
Available from	30.03.2026
Year of construction	2024

Purchase Price	2.370.000 EUR
Halls/Warehouses/Production facilities	Hall
Total Space	ca. 1.767 m²
Condition of property	Modernised
Construction method	Prefabricated components

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Energy Data

Energy Source	Solar
Energy information	At the time of preparing the document, no energy certificate was available.

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A first impression

Green energy retail and service development opportunity - Gödöll? (Budapest agglomeration, M3)

In Gödöll?, in the agglomeration of Budapest, in the immediate vicinity of the M3 motorway and the main road 3, we offer for sale a unique, newly renovated commercial property.

The property was originally developed for a premium French car brand (with salon and service functions), and therefore offers high technical standards, representative offices and well thought-out, flexible spaces.

Perfectly suited for:

convenience retail development
service centre development
product representation or showroom function

The location has heavy vehicular traffic, excellent visibility and a densely populated suburban environment.

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Details of amenities

fully renovated, ready for immediate use
originally designed for car showroom and service function
high quality offices
flexible interior spaces
67 kWp solar PV system (2023)
energy efficient operation (LED lighting, low overheads)
underfloor heating + air-conditioning + industrial ventilation
high capacity electrical network (3×20A, 3×32A, 3×50A)
complete camera system (external + internal)
Specially designed for energy-intensive or ESG optimised operations.

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All about the location

The property is strategically located in Gödöll?, about 25 minutes from Budapest.

direct connection to the main road 3
5 minutes from the M3 motorway
fast access to M31 and M0
excellent connection to the eastern agglomeration of Budapest

The location is part of a densely populated residential and commercial area with a catchment area of around 80 000-120 000 inhabitants.

High drive-by traffic and excellent visibility.

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Other information

economic (GA) zoning - wide range of uses
continuous tenant interest since the owner's exit
parking: currently 120+, expandable up to ~200 spaces
suitable for green energy / EU tender projects
low running costs thanks to solar PV system

The property is a rare opportunity to develop a compact, highly efficient retail or service centre.

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Contact partner

For further information, please contact your contact person:

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