



Broker

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Sale of modern commercial space in a low-energy building – Rousínov, Sušilovo náměstí, new buildi...



(06579 EN)



7 500 000 CZK

Available 10.02. 2026

Total area: 99 m²

Sort of real property: Komerční objekty - Obchod

Structure: Cihlová

Počet podlaží: 0. floor

Lift: Yes



Facilities



Výtah

Sale of modern commercial space in a low-energy building – Rousínov, Sušilovo náměstí, new building

As the exclusive representative of the owner, we offer for sale an attractive commercial space with a total area of 99 m², located on the 1st floor of a low-energy multifunctional building in a busy location directly on Sušilovo náměstí in Rousínov.

The property is located in a modern, energy-efficient building with the latest technologies, which ensures low operating costs, high comfort of use and long-term sustainability.

The space is currently leased for a long time. The buyer thus receives immediate rental income without the need to find a new tenant.

The property is being sold including the current tenant, with a valid lease until 1.9.2027 with a preliminary interest in extending it until 2037, which ensures a stable and predictable income.

Main advantages

- low-energy new building
- representative shop windows directly on the square
- stable yield – sale including tenant
- own facilities and service entrance
- variable layout (possibility of adjustments with partitions)
- optical internet
- excellent accessibility and parking
- closed area with access from both sides

Space layout

- commercial area: 76.7 m²
- office / living room: 6.51 m²
- bathroom: 3.26 m²
- cloakroom: 2.65 m²
- cleaning room: 1.49 m²
- hallway: 8.35 m²

Superior equipment and technology

- low-energy house with the latest technologies

- ground/water heat pump – one of the most economical heating methods
- underfloor heating throughout the space for maximum comfort
- high-quality aluminum doors and windows with insulating triple glazing
- outdoor blinds for light and privacy regulation
- high-speed internet via optical cable
- possibility of renting 1 parking space in a closed yard

The space is located directly on Sušilovo náměstí in the center of Rousínov, in a busy and highly visible place with natural movement of people.

The city is located only 25 km from Brno and 12 km from Výškov and offers excellent transport accessibility - quick connection to the D1, train and bus connections, IDS JMK.

The surrounding area has complete civic amenities and plenty of parking spaces in front of and behind the house, which ensures convenient access for customers and employees.

Thanks to the central location and stable development of the city, the location is ideal for business and long-term investment.

If you are interested in more information or a tour, do not hesitate to contact me. I will be happy to introduce the space to you personally.

Similar property



Sale houses Family, 420 m² - Rousínov

Sušilovo náměstí, Rousínov

14 900 000 CZK

Reserved | Sort of real property: **Ostatní** | Total area: **420 m²**



Commercial space for sale, Veverí street, Brno - Veverí, parking space, shop window

Bayerova, Brno - Veverí

Price - info in RE

Reserved | Sort of real property: **Komerční objekty - Obchod** | Total area: **70 m²**



Sale commercial Commercial premises 241 m², Zastávka

1. máje, Zastávka

3 615 000 CZK

Reserved | Sort of real property: **Komerční objekty - Obchod**

Total area: **241 m²**



Sale commercial Commercial premises, 173 m² - Brno - Horní Heršpice

Bohunická, Brno - Horní Heršpice

Price - info in RE

Reserved | Sort of real property: **Komerční objekty - Obchod**

Total area: **173 m²**



Sale commercial Commercial premises 617 m², Lipůvka

Lipůvka

5 320 000 CZK

Reserved | Sort of real property: **Komerční objekty - Obchod**

Total area: **617 m²**

**Rent commercial Commercial premises, 700 m² - Brno - Zábrdovice**

Koliště, Brno - Zábrdovice

1 900 000 CZK**Reserved** | Sort of real property: **Komerční objekty - Obchod** |Total area: **600 m²**