



**HALL FOR ENGINE OVERHAUL IN BUSINESS ZONE KORAN, PALE**

<b>Name of the business building</b>	Hall for engine overhaul in Koran Business Zone	
<b>Location/Municipality</b>	Koran Business Zone , Pale Municipality	
<b>Ownership</b>	State, Pale Municipality 1/1 Potential investors are expected to invest in the adaptation and reconstruction of existing commercial and business facilities.	
<b>Purpose of the business building (Regulatory Plan )</b>	Production and business facility	
<b>Surface (m<sup>2</sup>)</b>	6230 m <sup>2</sup>	
<b>Land surface (m<sup>2</sup>)</b>	<p>The hall consists of the old adapted part of the engine overhaul production plant (1979) and the newly added part (1989). The production facility consists of:</p> <ol style="list-style-type: none"> <li>1. hall for engine overhaul, space with test station, space for spare parts, assembly and painting, total usable area 3.038 m<sup>2</sup> and</li> <li>2. of the extended part, which consists of a production hall, wardrobe and sanitary facilities, with a total usable area of 2,696 m<sup>2</sup> and</li> <li>3. floor with offices with a total usable area of 496 m<sup>2</sup> .</li> </ol> <p>The production facility is structurally stable with a good and high-quality load-bearing structure. Only with minor damage to the facade part of the old repair part and necessary repairs to the sanitary facilities and wardrobes.</p>	
<b>Infrastructure</b>	Road connection	Yes
	Electricity	Yes
	Water	Yes
	Gas	No
	Phone & Internet	Yes
	Sewage	Yes
<b>Selling</b>	No	
<b>Leasing</b>	Yes, 3.00 KM (App.1.53 EUR) /m <sup>2</sup>	
<b>Supporting information available</b>	For additional information about this business building, please contact FIPA either by e-mail: <a href="mailto:fipa@fipa.gov.ba">fipa@fipa.gov.ba</a> or phone number: +387 33 278 080	