



MULTIFUNCTIONAL BUSINESS FACILITY TRN LAKTASI

Name of the business building	Multifunctional business facility in Trn, Laktasi Municipality	
Location/Municipality	Trn, Laktasi Municipality Distances: - E661 motorway (Trn entrance/exit – 2 km) - Sarajevo – 240 km - Banja Luka – 11 km - Banja Luka airport – 14 km - Gradiska border crossing (Croatia) and customs terminal – 40 km - E70 motorway – 55 km	
Ownership	Private, 100% ownership	
Purpose of the business building (Regulatory Plan)	Business facilities with offices, showroom and warehouse: - The facility was used for over 18 years as retail and wholesale store (with warehouse) of heating, air-conditioning and other construction related equipment: - Complete building is equipped with heating installation, including warehouse space. Building has separate solid-fuel boiler room; - Building is regularly maintained and in very good condition; - Currently it is used for warehouse purpose; - The land plot is closed with steel fence and concrete wall, except the parking lots; - Building is equipped with video surveillance.	
Surface (m²)	Approx. 1.200 sqm consisting of administrative part (show room and office space on 2 levels) with approx. 300 sqm available and approx. 900 sqm of fully equipped warehouse with pallet storage racks.	
Land surface (m²)	Approx. 1.800 sqm of land plot, fully asphalt covered and used for outdoor storage and parking.	
Infrastructure	Road connection	Yes

FIPA INVESTMENT PROJECT PROFILE



	Electricity	Yes
	Water	Yes
	Gas	No, possibility of local LPG station
	Phone & Internet	Yes
	Sewage	No
Selling	Sales of complete facility with option of long-term renting before purchase.	
Leasing	Option of long-term renting of complete facility. Short-term availability from the moment of agreement.	
Supporting information available	For additional information about this project, please contact FIPA either by e-mail: fipa@fipa.gov.ba or phone number: +38733278 080	