



EXCLUSIVE PROPERTY BROCHURE

Distinctive operator property for gaming, club and leisure concepts

PURCHASE PRICE

€1,500,000

PROPERTY REFERENCE

WET_2026_01

01 / PROPERTY BROCHURE

At a glance

PROPERTY TYPE



Operator & investment property

BUILDING AREA



approx. 750 m²

SITE



approx. 10,000 m²

YEAR BUILT



2012

PARKING



24

ENERGY



Consumption certificate · electricity

LOCATION



Naumburg area · Saxony-Anhalt

AVAILABLE



immediately

Exclusive property brochure

At a glance

Originally configured as a gaming venue, the property provides five generous operating sections and a central entrance lobby. Dark interiors, existing counter and reception elements and clearly separated areas may form a basis for gaming, club, leisure or event concepts.

The approximately 10,000 m² site provides separation from its surroundings and, according to the documents, 24 parking spaces. For

operators, this combination of floor area, visibility and parking may be decisive. Investors acquire a property whose layout is not tied to a single concept.

No turnover, yield or permit is promised. Before investing, the operating concept, structural requirements and all necessary permissions must be checked with the relevant authorities and professional advisers.

02 / VISUAL SELECTION

Selected impressions

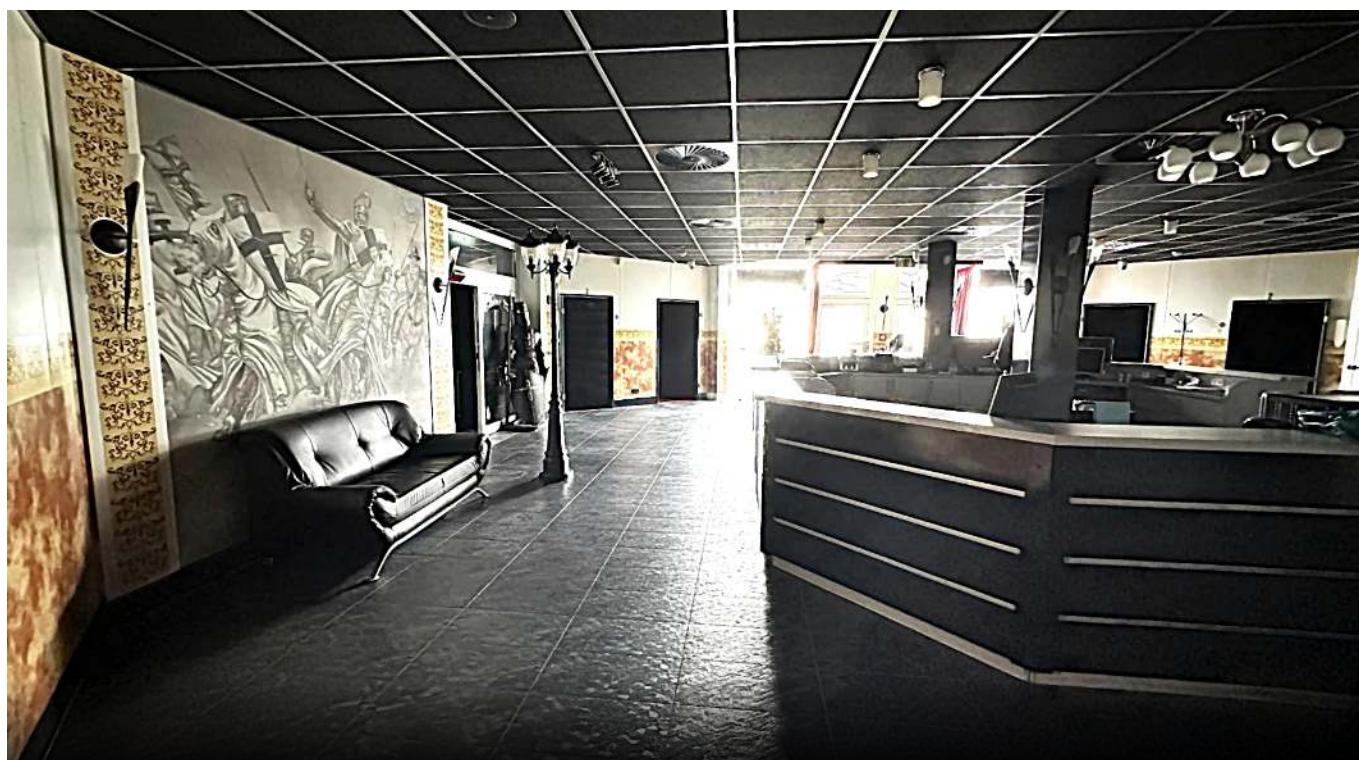
Architecture, atmosphere and distinctive details.



Property, spaces and site

Signs, names and number plates have been obscured. The modular image illustrates a

possible form of extension and is not warranted as existing stock.

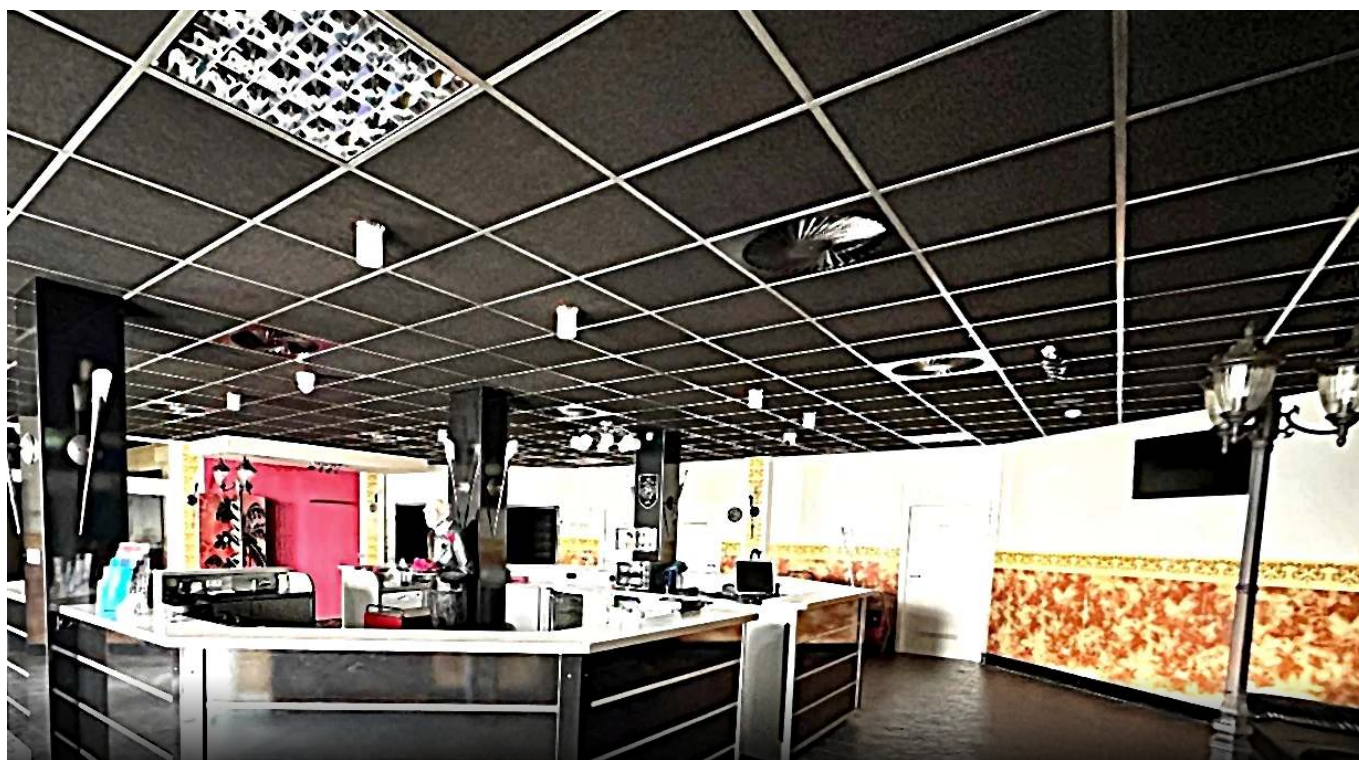


04

Operating permission must be verified independently

The previous use creates no entitlement to a future gaming, hospitality, club or other operating permit. Licensing, reliability,

building, fire-safety, emissions and, where applicable, gambling-law requirements must be clarified independently by the buyer.



Figures & key terms

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Information & notices

This brochure is not a contractual offer. Errors, changes and prior sale reserved.

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Licensed under § 34c GewO. Supervisory authority: Industrie- und Handelskammer für München und Oberbayern. Marketing is based on a written agency agreement with the owner.

ENERGY CERTIFICATE

Consumption certificate · main energy source electricity · final electricity consumption 29 kWh/(m²·a) · final heat consumption 77.8 kWh/(m²·a).
Figures are taken from the available documents.

ANTI-MONEY LAUNDERING ACT

As an obligated party under § 2(1) No. 14 GwG, we must verify the identity of the contractual partner and, where applicable, beneficial owners before establishing a business relationship.

DATA PROTECTION

Personal data is processed to handle the enquiry and initiate an agency agreement pursuant to Art. 6(1)(b) and (f) GDPR. Further information is provided in our privacy policy.

COMMISSION

Buyer's commission of 5.95% including statutory VAT, calculated on the notarised purchase price. It is earned and due upon conclusion of the notarised purchase agreement. Section 656c BGB does not apply to this commercial property; the individual commission agreement is decisive.

USE & PERMITS

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CONFIDENTIALITY

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LIABILITY & ACCURACY

All information is based on details supplied by the owner and available documents. Areas, dimensions, condition and possible uses must be verified by the buyer. No liability is accepted for accuracy or completeness. Prior sale, changes and errors remain reserved. This brochure is not a contractual offer.

YOUR PERSONAL CONTACT

FREITAG® Immobilien GmbH

info@freitag.immobilien
www.freitag.immobilien