

Exposé Commercial Building – Former Bread Factory at Gransee Train Station For Sale or General Lease

- approx. 2,500 m² of commercial floor space
 - approx. 8,500 m² plot area
 - multiple ancillary buildings
 - fully basemented
 - excellent transport connections
 - a wide variety of rooms suitable for flexible use
 - confirmed preliminary planning approval for the change of use of the main and ancillary buildings as storage, art, office and seminar spaces, studios and workshops, exhibition and event spaces, as well as a caretaker's apartment; valid for another 6 years
 - free of building encumbrances (Baulasten)
- Purchase price: EUR 1.2 million



The property of former bread factory at Gransee train station is a raw shell suitable for various commercial fit-out concepts.

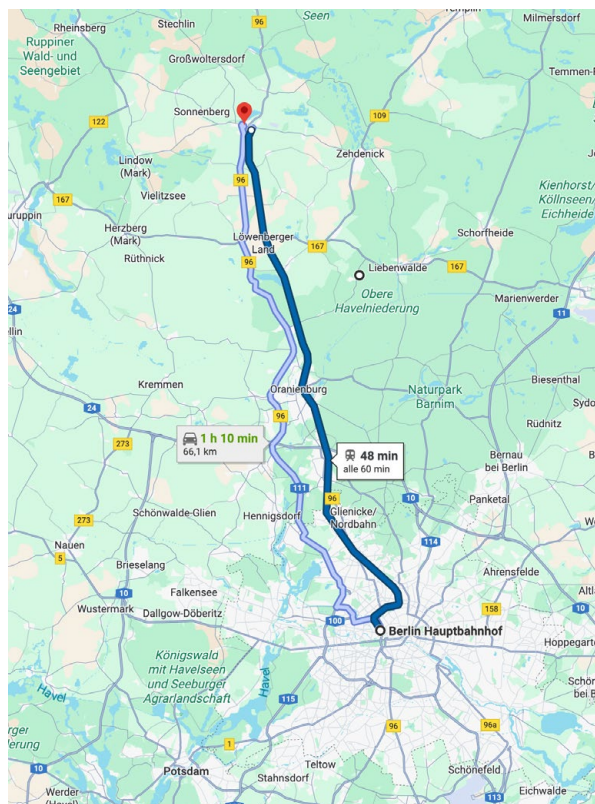
The main building, with a gross floor area of approx. 2,550 m², is located on a plot of 8,415 m², which also includes several small ancillary buildings and extensive open space.

The access road is concreted and suitable for HGV/truck traffic.

The site is accessible by rail from Berlin main station within approx. 45 minutes and is available for sale, rental, or lease.

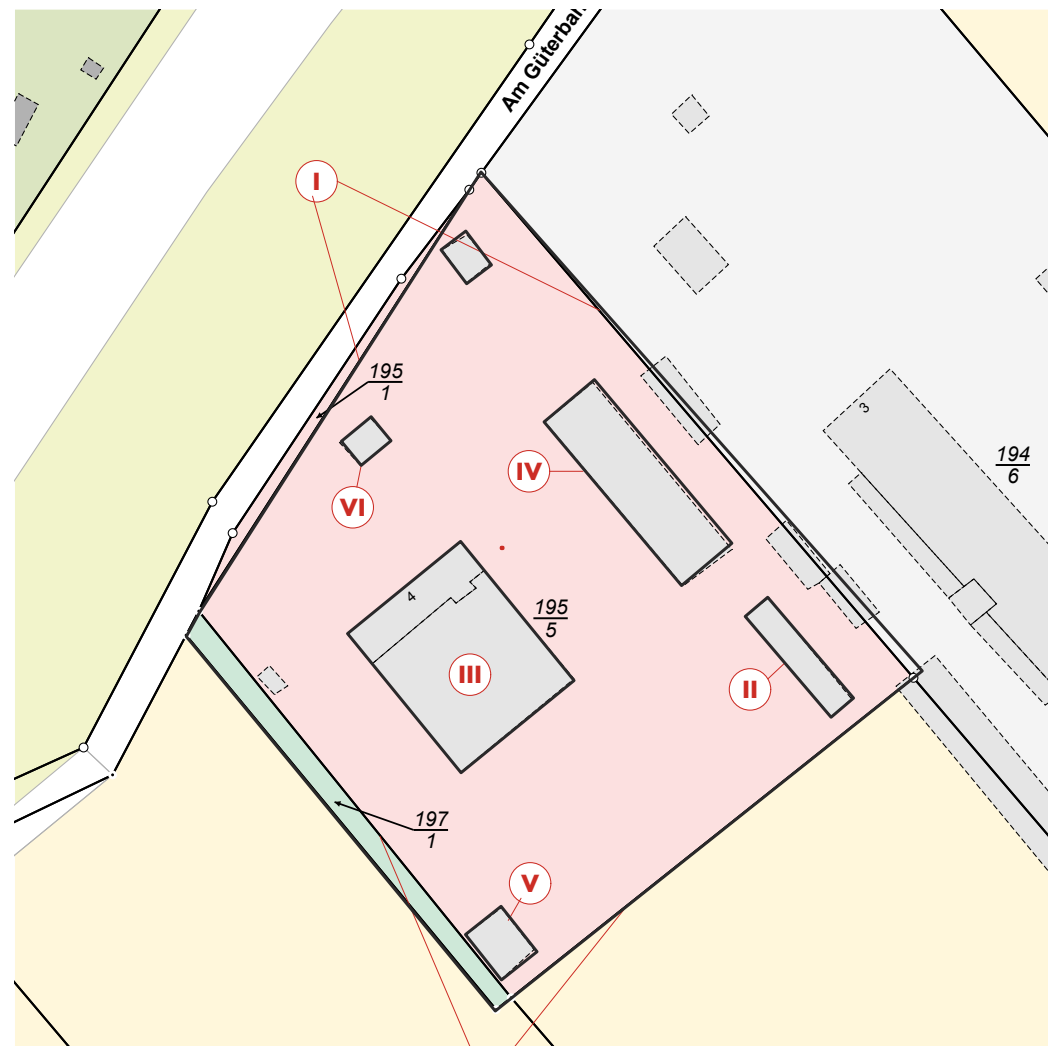
Get in touch with us:

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Location

Site overview



I Replacement of existing perimeter fencing
Construction of new fencing

II Ancillary building (former office)
Suitable for conversion into a residential unit for supervisory or standby personnel.

III Former Bread Factory
Suitable for conversion into mixed-use commercial spaces, including storage, offices, seminar rooms, studios, and workshops.

IV Former vehicle workshops and garages
Currently without a roof; potential for conversion, for example into a covered space suitable for temporary use as an exhibition area

V Former gas station
Potential for conversion, for example into a studio space for use during the summer season.

VI Former gatehouse
Potential for conversion, for example into a reception and meeting facility.

The three-storey main building was constructed in 1971 and is fully basemented. Each floor offers more than 600 m² of usable space. The site also includes a single-storey building that can be converted into a caretaker's apartment, former garages, a gas pressure regulating station, and a gatehouse. From the late 1990s, a nightclub was operated on the ground floor and in the basement of the main building. Since 2022, the property has been owned by the non-profit Between Bridges Foundation.

In cooperation with local contractors, the building and the entire site were cleared of legacy contamination, and the main building—while preserving its industrial character—was brought into a refurbished shell condition. A preliminary planning approval for the commercial change of use of the main and ancillary buildings (valid for another 6 years) has been confirmed by the building authority.

The property is ready for future ideas.



Former gas regulator station



Former office spaces

All floors have very distinct characters and feature unique spaces. From the basement, a room in which grain silos were once installed extends over three storeys, with high walls, continuous window bands, and walkways in the upper section.

The ground floor is fully tiled and is currently used as storage space. In addition to a large open area, there are several smaller rooms, including one with reinforced walls and an extra-thick door, which was formerly used as a cold storage room.

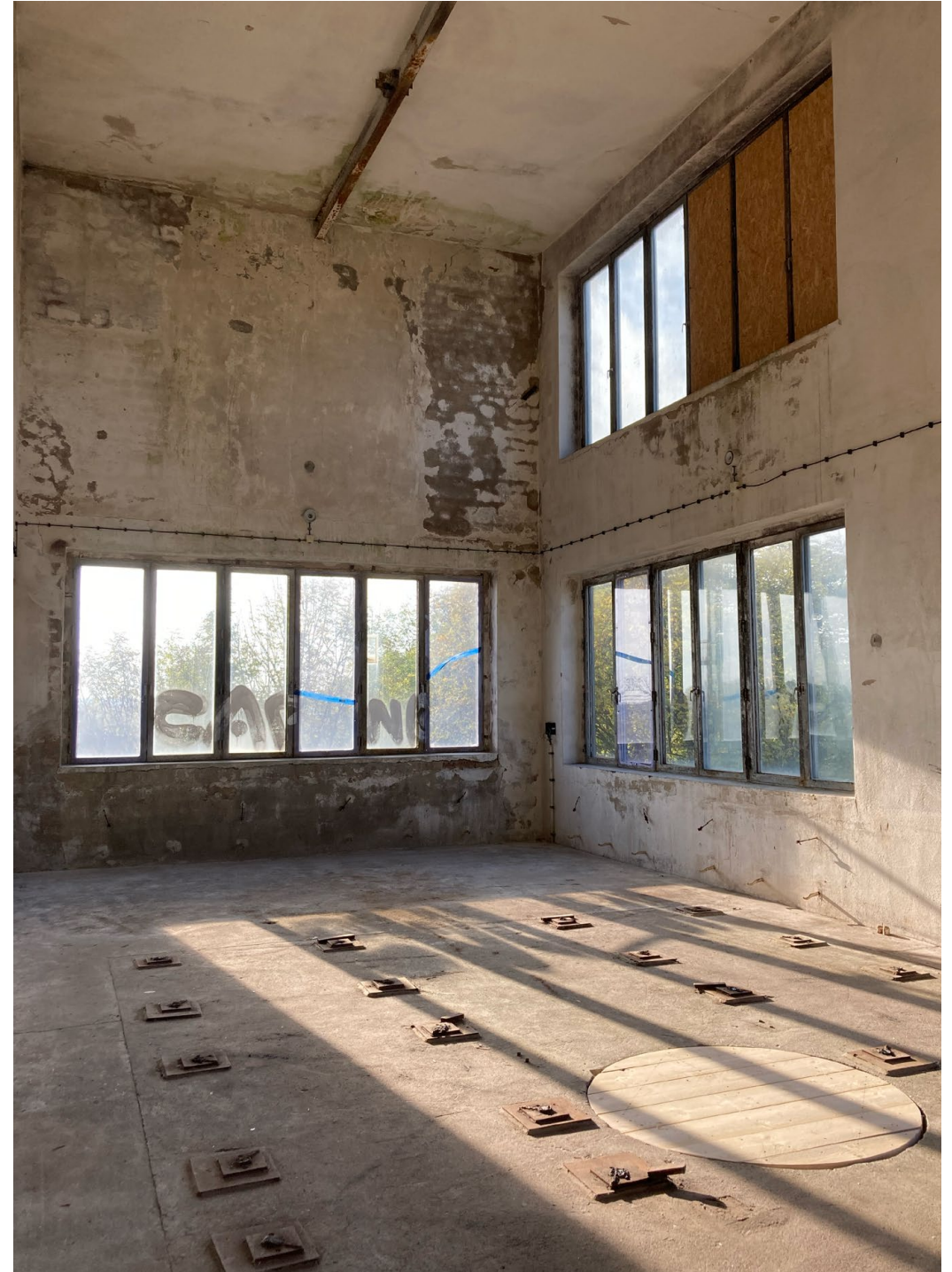
Ground floor





On the first floor, production took place and heavy machinery was installed. Half of the floor is reinforced with high-load cast-iron tiles.

The second floor features a particularly striking room where silos once extended over two storeys, and three continuous bands of windows allow plenty of natural light in.



The second floor also housed the workers' break rooms.
Here, the architecture is more intricate, with lower ceilings.

Viewings

Viewing appointments are by
prior arrangement only.

Please contact us with your name
and phone number at:
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