

Former production plant of the Kathleen Schokoladenfabrik GmbH,
02791 Oderwitz, Bahnhofstraße 11-13 / Historic factory complex on spacious grounds

Floor base area **32770 m²** - 1.200.000,00 € basis for negotiation



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Object number 202409-GR-N-257

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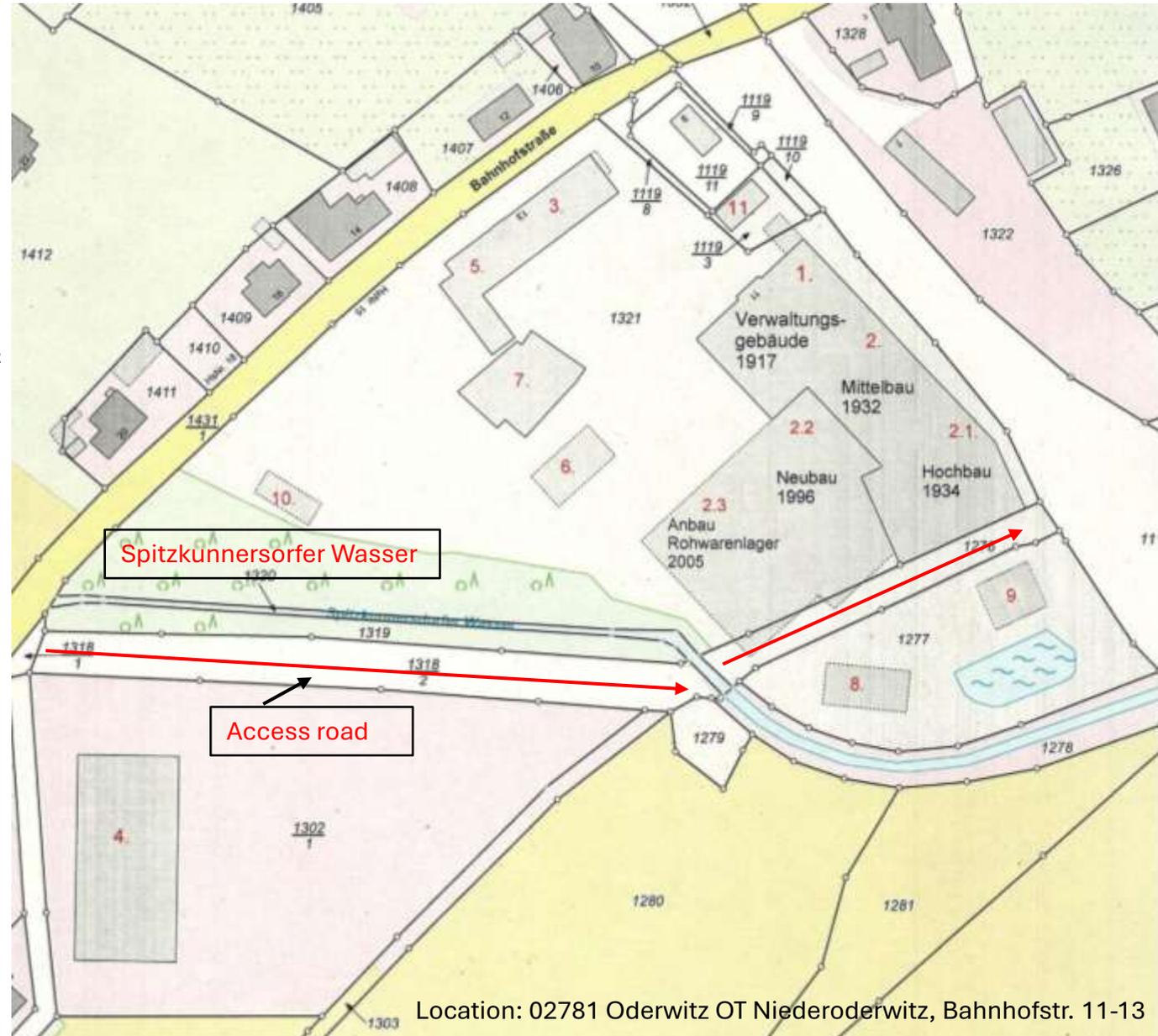
Administration building build.1917

Basic building data

Buildings and their former use – sqm of floor space

1. Administration building, built in 1917 approx. 978 m²
2. Central building, built in 1932 approx. 632 m²
- 2.1 Tall building, built in 1934 – height approx. 35 m approx. 838 m²
- 2.2 “New” building, built in 1996 approx. 1276 m²
- 2.3 Raw materials warehouse extension approx. 857 m²
3. Factory outlet & gate, built between 1934 and 1939 approx. 315 m²
4. Warehouse, built in 1976 approx. 1224 m²
5. Garages, built in 1937 approx. 325 m²
6. Workshop building, built in 1985 approx. 180 m²
7. Technical warehouse, built in 1931 approx. 400 m²
8. Old waterworks, built in 1974 approx. 202 m²
9. New waterworks, built in 2018 approx. 230 m² Basement build.
10. Garages, 4 units approx. 94 m²
11. Sheds approx. 73 m²

Pictures of the buildings from page 31 onwards

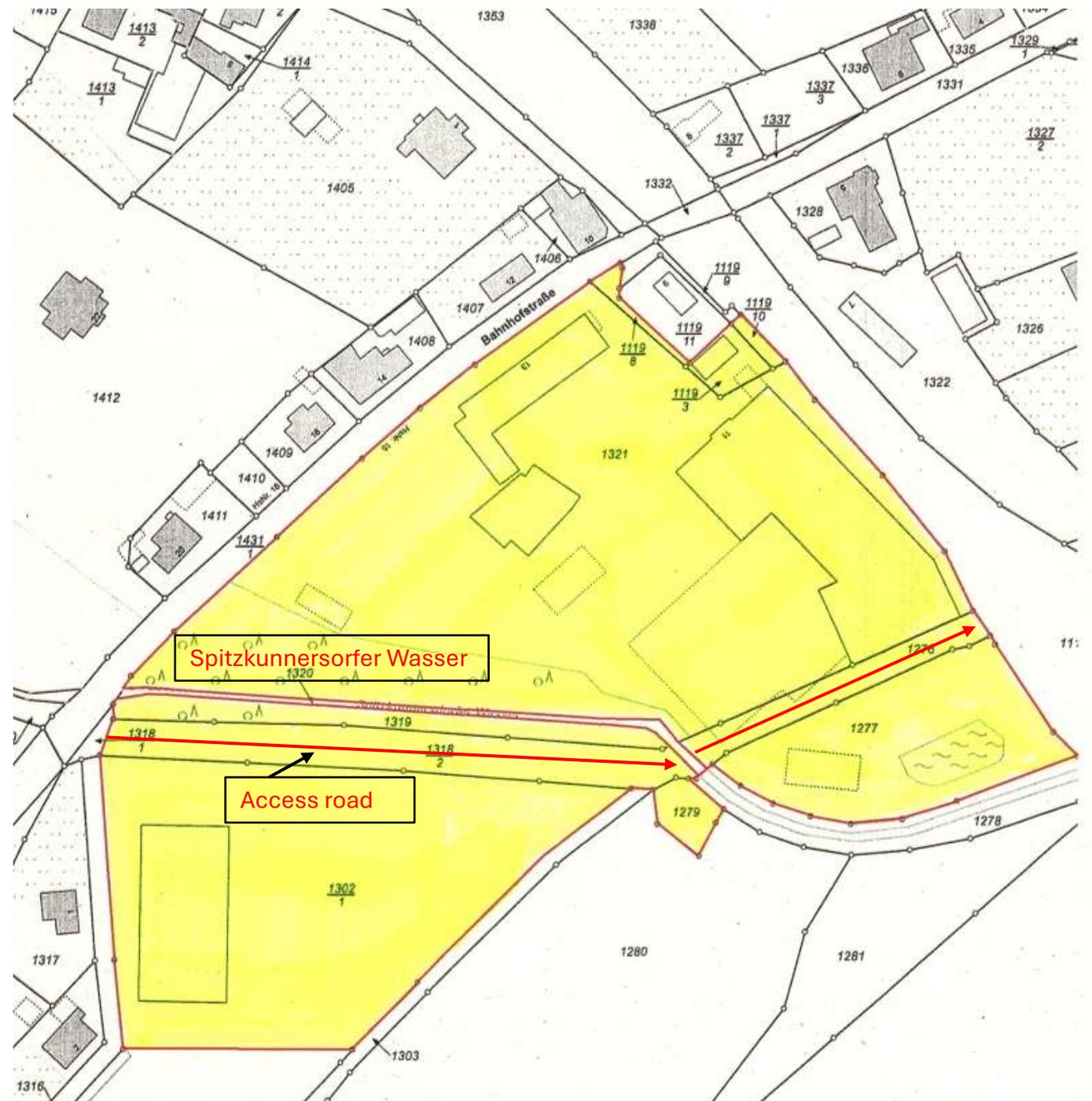


Location: 02781 Oderwitz OT Niederoderwitz, Bahnhofstr. 11-13

Basic data & areas

Site plan, parcel numbers and property sizes

Parcel no. 1321	approx. 16.946 m ²
Parcel no. 1319	approx. 876 m ²
Parcel no. 1318/2	approx. 1.821 m ²
Parcel no. 1302/1	approx. 8.434 m ²
Parcel no. 1279	approx. 269 m ²
Parcel no. 1277	approx. 2.910 m ²
Parcel no. 1276	approx. 702 m ²
Parcel no. 1119/10	approx. 66 m ²
Parcel no. 1119/8	approx. 101 m ²
Parcel no. 1119/3	approx. 252 m ²
Overall:	approx. 32.377 m²



Purchase price

€ 1.200.000,00 basis for negotiation

History

Objekt ID: 09304641

Brief description:

Factory with large main building with two rear extensions and ramp to the turnout track (No. 11) and a flat building along the road (No. 13);

Main building in traditional style similar to a town hall, period 1910 to 1917, extensions in modern architecture of the period around 1934, flat building along Bahnhofstraße between 1934 and 1939 with gate and garages; factory was initially a dehydrated vegetable factory, then Rolle AG, Kosa Kakao and Schokoladen AG (Cocoa and Chocolate AG), significant in terms of architectural, local and economic history.

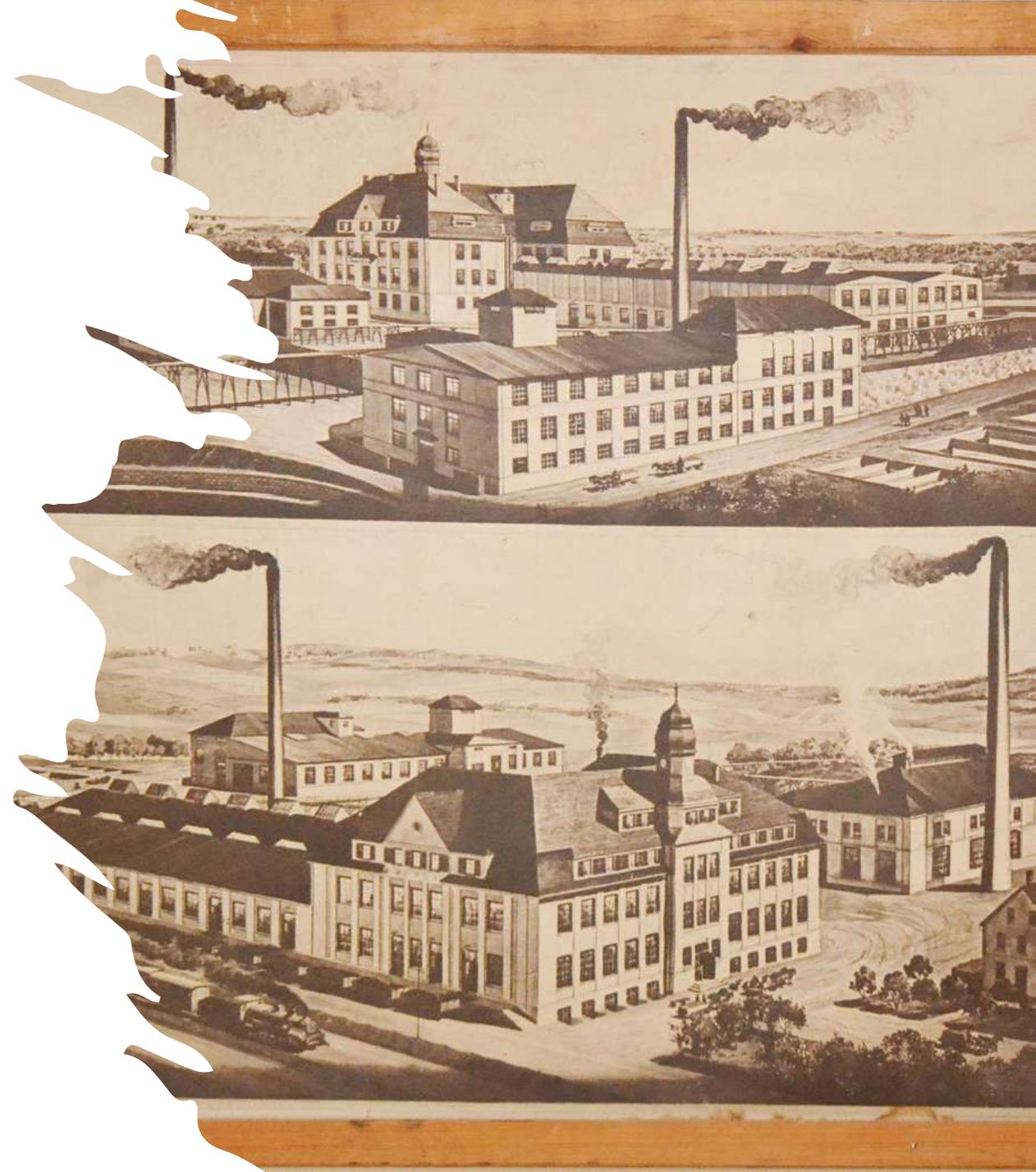
Dating: around 1910, main building (factory);
1934/1939 (gatehouse); 1934/1939 (garage)

Source: Görlitz District Office



Information

- Listed monument
- Partially in need of refurbishment
- Increased tax depreciation, monument depreciation. Consultation with the Landesamt für Denkmalpflege LfD (State Office for Monument Preservation) required.
- Subsidies and grants possible. Consultation with the Landesamt für Denkmalpflege LfD required.
- Production ended 31 March 2022
- There is a telecommunications mast on the roof of the building (lease agreement can be viewed on request)



Notes

Consumption overview

	Fuel oil	Gas	Electricity
	Heizöl l / Jahr	Gas kWh / Jahr	Strom kWh / Jahr
2019	8.700	2.535.773	3.707.458
2020	2.900	2.635.541	3.534.374
2021	-	2.862.693	3.422.617
2022	8.100	1.303.482	1.236.437

} during production

production until 31st March 2022

Overview of construction measures from 2015 onwards

Year	measures
2015	Elevator installation – Shipping
2016	Emergency repairs to the administration and production building
2017	Renovation of fire door (former mass department area)
2018	New waterworks
2019	Roof repair – north-east valley area
2020	Renovation of 2 gates at warehouse
2021	Emergency repairs roof valley outlet towards railway line



Basement administration building

Notes

Elevators - inspection reports for the elevators are available

Location:
Freight elevator
despatch new
Freight elevator
Railway line side
Freight elevator
Courtyard side
Freight elevator
Hall 9/10

Object-type:	Manufacturer:	Factory- No.	date built	load kg/people	Elevator measures
Objekt-Art: Standort:	Hersteller:	Fabrik-Nr.	Baujahr	Traglast Kg / Personen	Maße - Aufzüge (HxBxT)
Lastenaufzug Versand neu	Schindler Aufzüge	20038185	2015	2500 / 32	2,10m x 1,72m x 2,56m
Lastenaufzug Bahnseite	Schindler Aufzüge	1727	2004	3000 / 37	2,19m x 1,77m x 2,84m
Lastenaufzug Hofseite	VEB Licht und Kraft Dresden	1466	1987	2000 / 24	1,98m x 1,65m x 2,92m
Lastenaufzug Halle 9/10	A & S Aufzüge und Service	173.452	1997	2500 / 33	2,48m x 2,51m x 2,92m

Current connection value (kVA)

Available: 2 transformers 1000 kVA each

1 transformer is temporarily switched off by Enso due to maintenance measures in July 2023. It can be reactivated immediately.

Notes

Damage to the heating system in basement 2.

Due to a major accident and leaks detected in the property's heating system, the heating system was completely shut down. The water in the heating system as well as the drinking water from the entire property was drained to prevent frost and corrosion damage.

These measures were necessary to protect the property from further damage.



development funds for investors

Companies which are located in the administrative district of Görlitz as well as new resided startup Companies may receive different kinds of funds depending on there utilization and invests

In case of the locally existing structural development region there are principally higher quotes of fundings possible.

In any case of subvention, credits or guarantee sharings the „Förderbank des Freistaates Sachsen“ – [Sächsische Aufbaubank](#) – as well as the lokal office for economic development will advise you regarding your personal financing possibilities.

One of the most important funding programs is the [GRW-RIGA](#), it´ s the **Gemeinschaftsaufgabe zur Verbesserung der Regionalen Wirtschaftsstruktur, which is now, since many decades a successful and proven institution in supporting business companies inside germany.**

They offer a high quote of fundings in the district of Görlitz, here they invest especially means of production and capital equipment.

Here there are fundings between 10 und 35% possible.

Further information you can get from the Landratsamt Görlitz Department Wirtschaftsförderung



Building regulations – General explanations

The construction measures and planned uses or changes of use must be agreed with the appropriate authorities. The measures mentioned in the exposé are merely suggestions / ideas. Permits have not yet been obtained. The necessary building law requirements must first be established. The necessary applications must be submitted and the permits obtained.

The development potential is based on the BauGB (German Building Code) and other regulations.

The company **Denkmalschutz Immobilien** is not able to accept liability for this.

The dimensions stated in this exposé are 'approximate dimensions' without a 'scale'. This applies to all dimensions stated in the exposé, plans, floor plans, site plans, cadastral extracts, etc.



Safe located in the
administration building

Saving taxes – General explanations

One of the most significant ways to save taxes is the **increased tax depreciation** for historic buildings.

For **rented-out** properties in accordance with Sections §§ 7 i, h EStG (German Income Tax Act) **as well as** for your **own-use** building in accordance with Section § 10 f EStG. The property is also suitable as a capital investment with security, **protection against inflation** and significant value appreciation.

Depending on the extent of the refurbishment costs – own contribution and personal tax rate – considerable tax savings are possible in some cases.

Please consult your tax advisor for more information!



Preliminary investigation procedure – General explanations

After the purchase, a so-called ‘preliminary investigation’ has to be conducted. This investigation is generally always carried out ‘after’ the sale of a property, as the LfD (Landesamt für Denkmalpflege / State Office for the Preservation of Historical Monuments) does not have sufficient funds to have all properties investigated without cause. The investigation involves: measurements (plans) – structural engineering (damage mapping/structural analysis) – building research – architect (utilisation concept). This is subsidised (See also: ‘Subsidies / grants’).

As part of this preliminary investigation, a utilisation concept for the property is drawn up in cooperation with the new owners. Along with the desired use, the costs of the refurbishment are also determined. This concept takes into account the results of the investigation, the costs and the desired utilisation concept – these are now coordinated with each other.

As the owner, you specify the financial framework for implementation.

This ensures that a concept is in place ‘before’ the start of refurbishment, and that the needs and the required financial resources for the new owners and the property are taken into account.

As a result, there is security in terms of planning, implementation and financing.

The preliminary investigation is also a necessary basis for applying for subsidies.



Subsidies / grants

General information

On request, we can draw up a utilisation concept for you and apply for the subsidies and grants required for refurbishment. After purchase, we can assist you with the implementation of the refurbishment measures in accordance with the guidelines for the preservation of historical monuments. For detailed information, please refer to our website.

The scope of the refurbishment is determined by the owner and the state of the building, as well as the planned utilisation in accordance with the Landesamt für Denkmalpflege LfD (State Office for the Preservation of Historical Monuments) and the relevant authorities. However, this is subject to the financial and personal resources of the owner.

The monument authority (LfD) provides advice and support during the implementation. The LfD also has the option of supporting the owner with subsidies in the event of financial problems.

Financial support is available for the preliminary investigation and the refurbishment, as well as for urgently needed maintenance measures and repairs later on.



Other funding sources, such as the municipality, the district, the county, the relevant government, state foundations, etc., are also available for this purpose.

There is no legal entitlement to funding and subsidies. The amounts or notifications stated must always be agreed with the relevant funding and subsidy providers.

Buyers and sellers are themselves responsible for the application, payment or transfer (e.g. of funds already paid out) and the corresponding notifications. Transfers of already disbursed funds are frequently only possible under certain conditions.

Applications for and the granting of subsidies and grants are usually subject to individual case reviews by the subsidy and grant providers, with regard to the new owners, the property and the utilisation and refurbishment concept. Important factors here are the monument value, additional monument preservation costs, reasonableness and budgetary situation.

The necessary funding and subsidy requirements must also be obtained and observed. The buyer is aware that the information on possible funding and subsidies is provided exclusively by the seller or third parties and is not the responsibility of the estate agent.

The information has not been checked for accuracy and completeness. The estate agent accepts no liability for this.



Location and description of the area

Niederoderwitz is part of the municipality of Oderwitz and is located in the Saxon district of Görlitz in Upper Lusatia.

Kindergartens – schools – shopping:

All your **daily necessities** can be provided for in Niederoderwitz or nearby Oderwitz.

The distance to the closest bigger towns is as follows...

Oderwitz	approx. 2 km	approx. 3 min.
Zittau	approx. 10 km	approx. 11 Min.
Görlitz	approx. 36 km	approx. 41 Min.
Bautzen	approx. 41 km	approx. 40 Min.

Production site close to Poland an Czech Republic

Detailed information at: www.oderwitz.de



Seitenansicht von
Verwaltungsgebäude, Mittelbau,
Hochbau, Neubau und Anbau
Rohwarenlager

Location and description of the area

1. Transport connections:

Niederoderwitz is located in the triangle of three countries - the region's close proximity to Poland and the Czech Republic makes it an attractive location for international companies.

The property is directly located at the national primary road B96 and conveniently located near the B178, which is an important connection from the A4 near Bautzen via Oderwitz to the Poland/CZ border.

The expansion of the new B178 to Poland/CZ has been open to traffic since May 2025, making the location particularly attractive for commuters and logistics companies, as well as cross-border traffic which makes a border crossing for qualified employees significantly easier.

Distance to

Freeway/Autobahn:

A4 33 km about 25 min.

National primary road/"**Bundesstraßen**": **B96** 200 km about 1 min.

B178 2,5 km about 3 min.

Airports:

Dresden: 100 km about 75 min.

Prag: 160 km about 120 min.

Breslau: 211 km about 155 min.

Leipzig: 230 km about 145 min.

Railroad line: Ist immediate tangent to the property (currently only transport of persons)

Public traffic system / ÖPNV:

Railway Station Niederoderwitz 100 m about 1 min.

Bus Station

100 m about 1 min.

Location and description of the area

2. Economic advantages:

The close distance to the B178 not only offers short distances to Poland and the Czech Republic, but also a direct connection to the nationwide road network, making the region ideal for businesses and employees.

3. Proximity to other locations:

The town of Zittau and the Zittau Mountain Nature Park, as well as Görlitz, are only a few kilometres away, as is the border with the Czech Republic. The central location offers many leisure activities and easy access to larger cities.

Location and description of the area

4. Economic favourable science and research

The investors advantage of the area:

The close relationship of economy and science is a landmark of the area Lausitz

A strong knowlage based economy is the foundation for the power of innovation.

Here Investors will find superb kooperation partners for there economic success

The existing comprehensive net of education and research from university- to private institute provides an extensive economic innovation transfer and insures qualified employees

University of Zittau-Görlitz

International University IHI

Durale University Bautzen

Fraunhofer society

with Fraunhofer- synthetic-center „Kunststoffzentrum“ Oberlausitz (IWU)

with Fraunhofer- institution for energy infrastructure and geothermie „Einrichtung für Energieinfrastrukturen und Geothermie“ (IEG)

with Fraunhofer- Academy-education-center Cybersecurity „Academy-Lernlabor Cybersicherheit“ (IOSB)

with Fraunhofer „Hydrogen Lab Görlitz“ (HLG) for synthetic- lightweight building, Cybersecurity
„für Kunststoff- und Leichtbauweise, Cybersicherheit“

DLR – German Center for aerospace „Deutsches Zentrum für Luft- und Raumfahrt“

CASUS – Center for Advanced Systems Understanding

DZA – German Center for astrophysics „Deutsches Zentrum für Astrophysik“

Senckenberg – society for natural sciences „Gesellschaft für Naturforschung“

Location and description of the area

Schools: Oderwitz Primary School and nearby secondary schools in Zittau and Görlitz

Kindergartens: Several kindergartens available

Authorities: Oderwitz Town Hall available for administrative matters

Shopping: Supermarkets and specialist shops cover daily needs

Banks: Sparkasse branch available in the town

Leisure: Sports clubs, playgrounds and numerous hiking and cycling trails in the surrounding area

Culture: Local festivals, markets and cultural events

Baths: Volksbad Oderwitz

Industries: Oderwitz has a diverse economic structure comprising various sectors:

services, trade, craftsmanship, caretaker services a.s.o,

agriculture, food processing, taxi and driving school, care services, insurance, housing agency

Services offered by our company and partners from our network

- Purchase – sale
- Consulting and planning security for historic buildings
- Preliminary investigation
- Projectdevelopment / utilisation concepts
- Energyefficiency
- Fire protection
- Subsidies / grants
- Funding
- Refurbishment
- Referral of construction planners and craftsmen from our network who are experienced in historic buildings

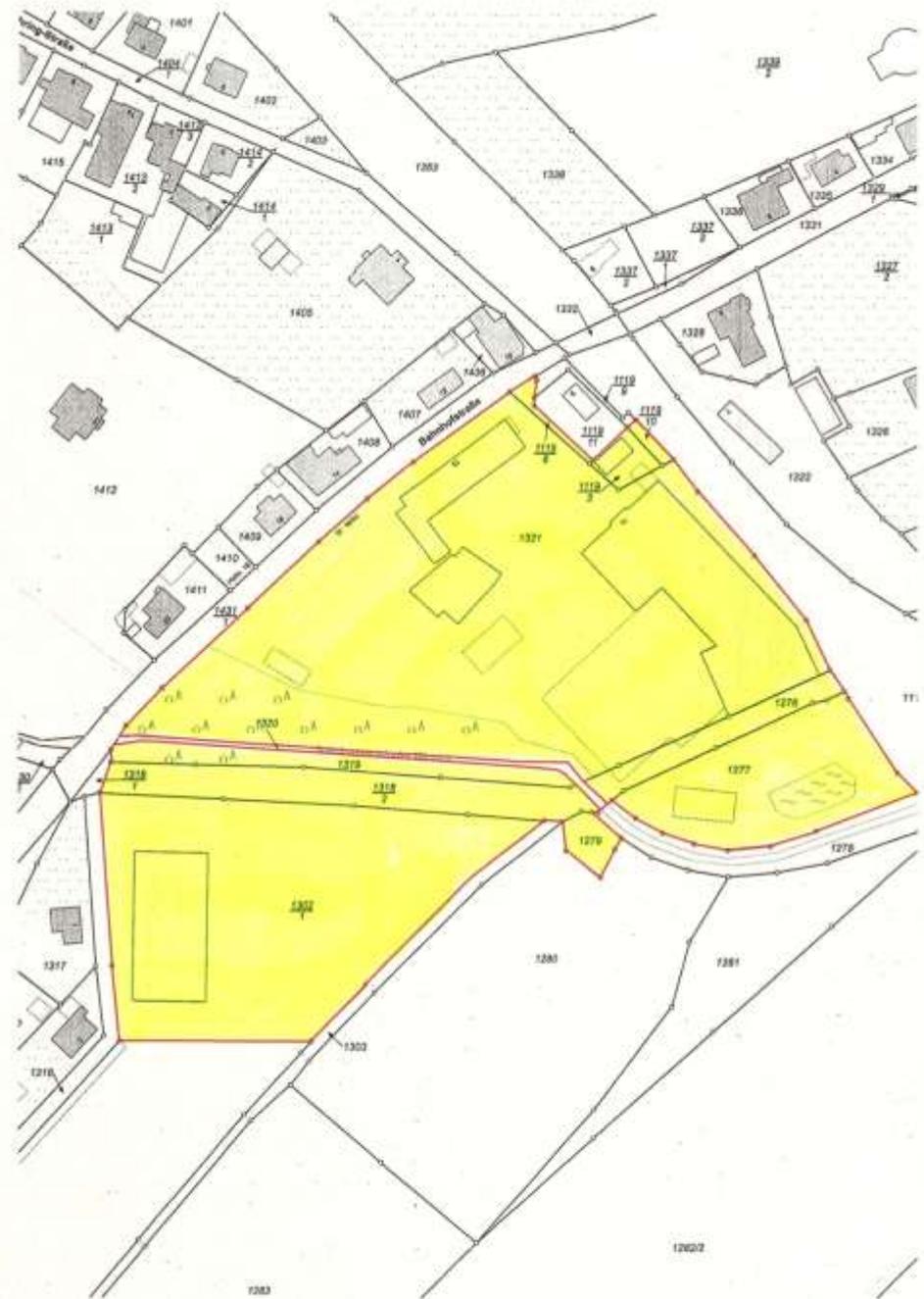
Detailed information at:

www.die-denkmalschutz-immobilie.de



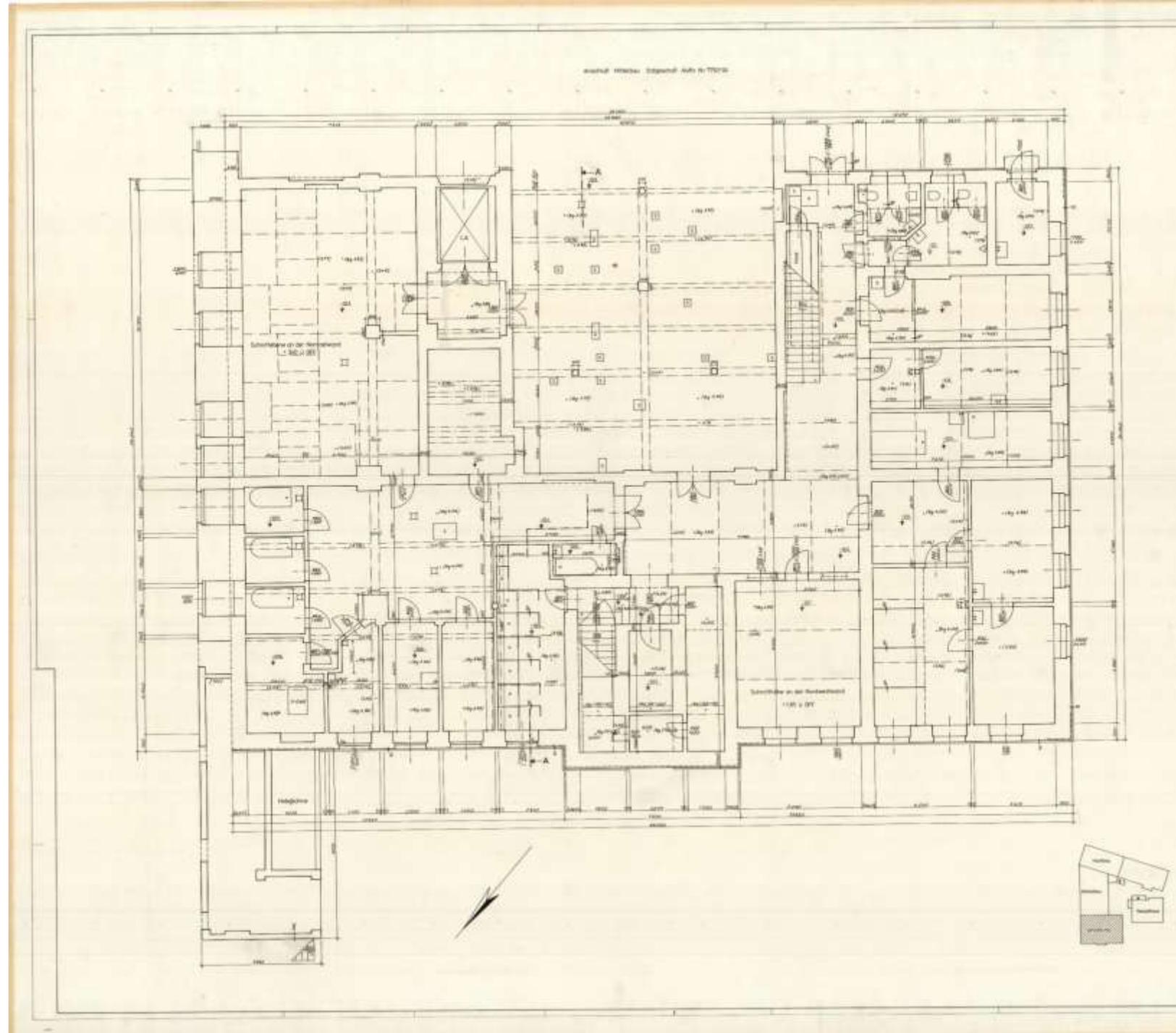
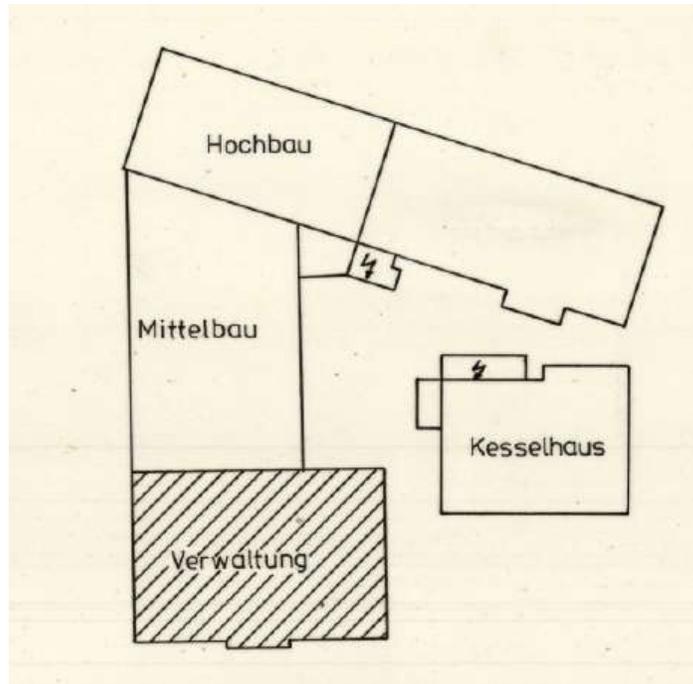
Site plan

Land parcels with a total property area of **32377 m²**



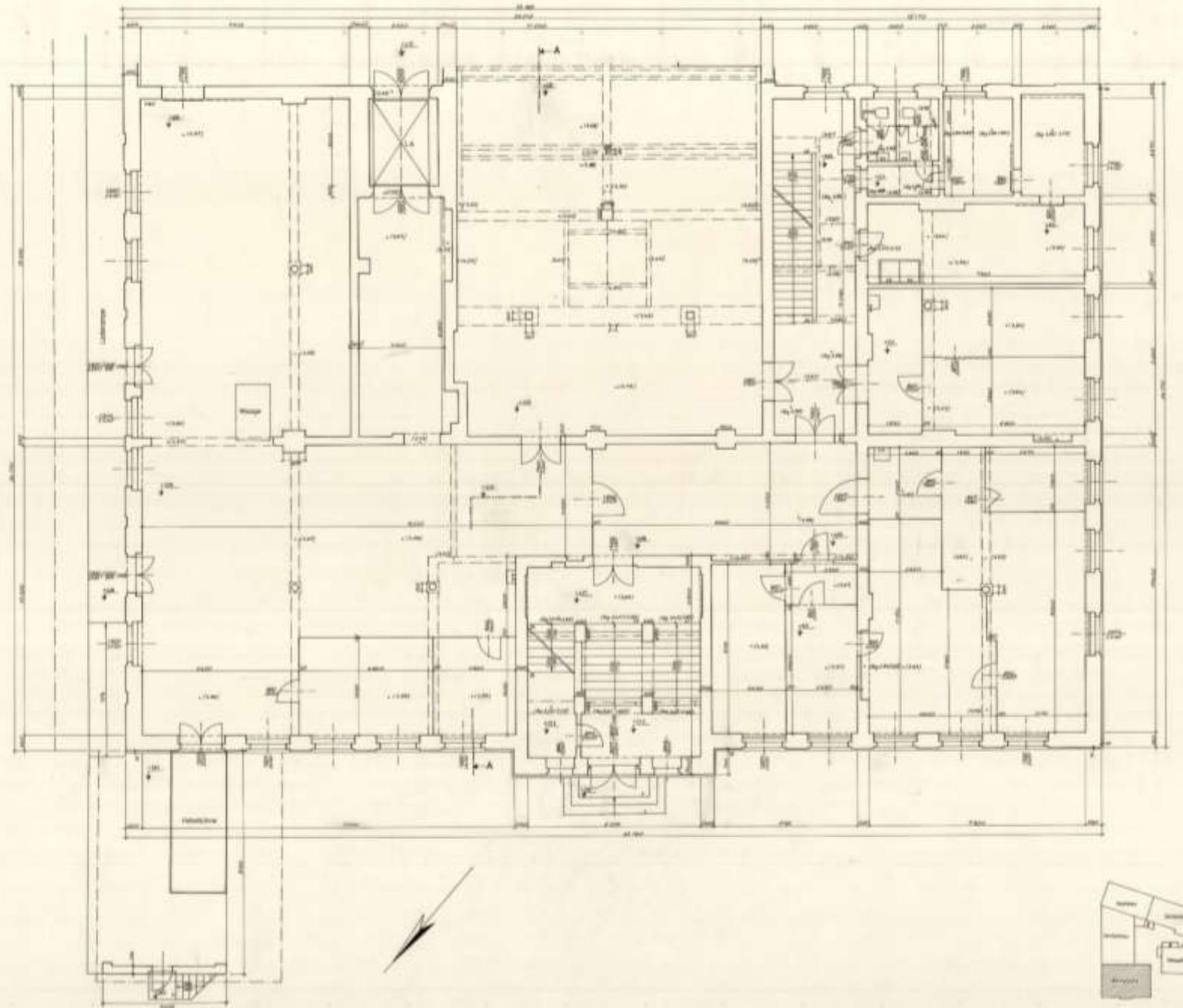
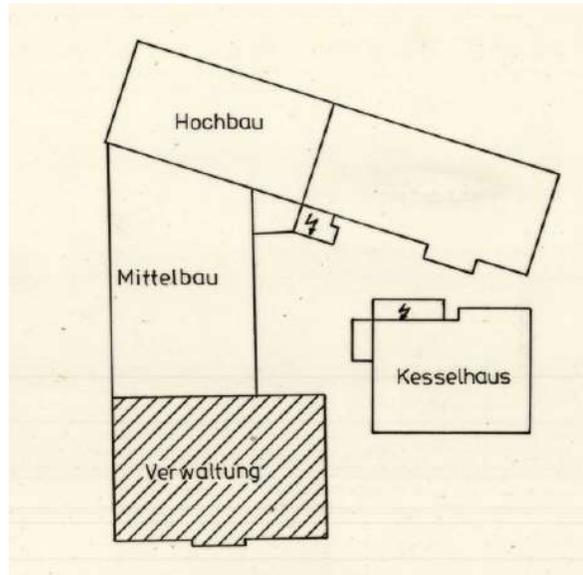
Floor plan administration building

ground floor



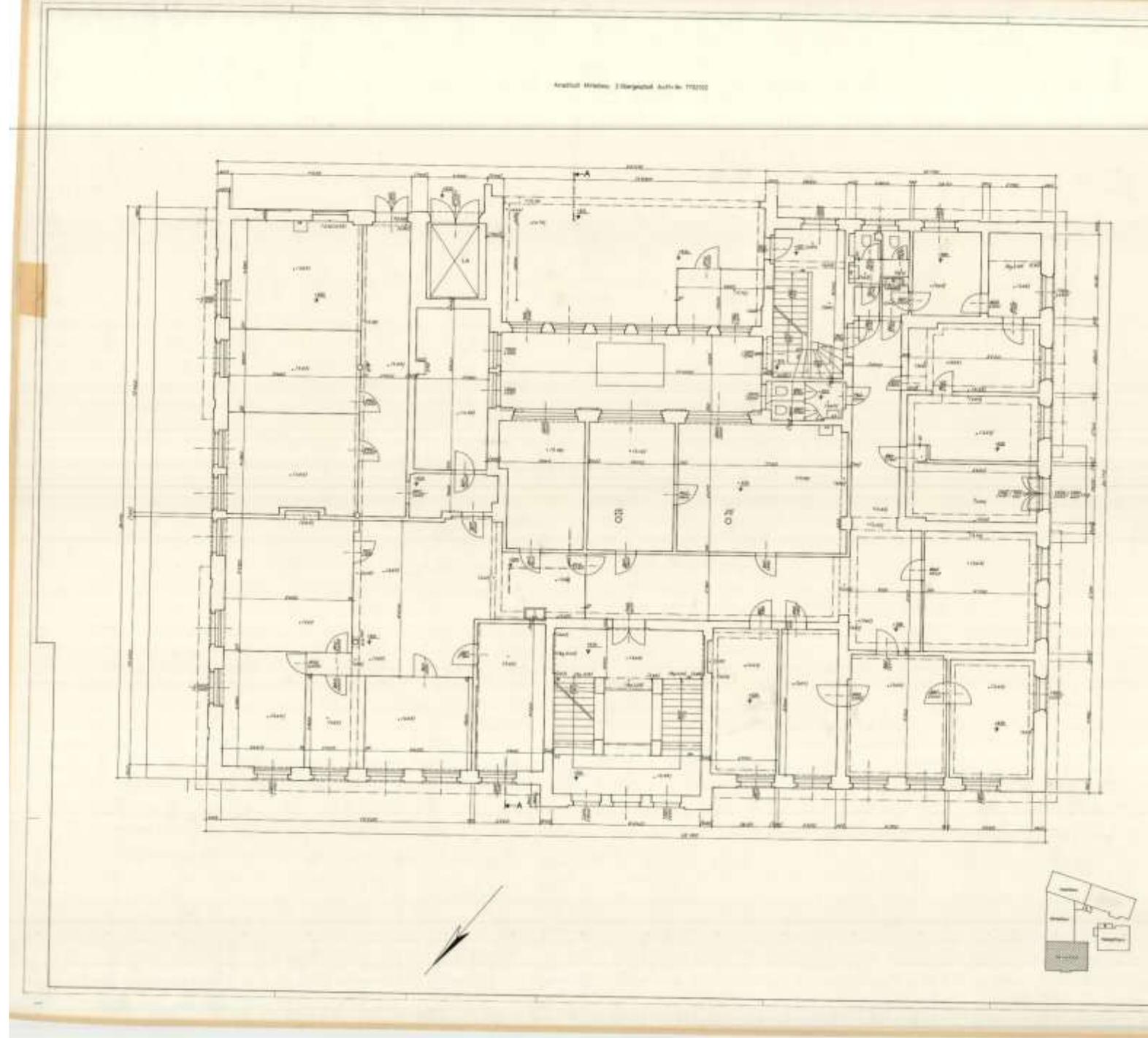
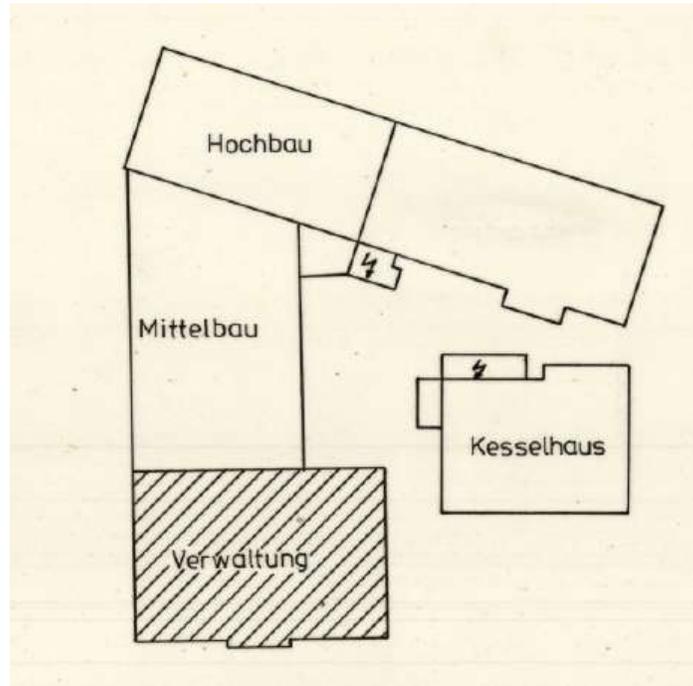
Floor plan administration building

1st.floor



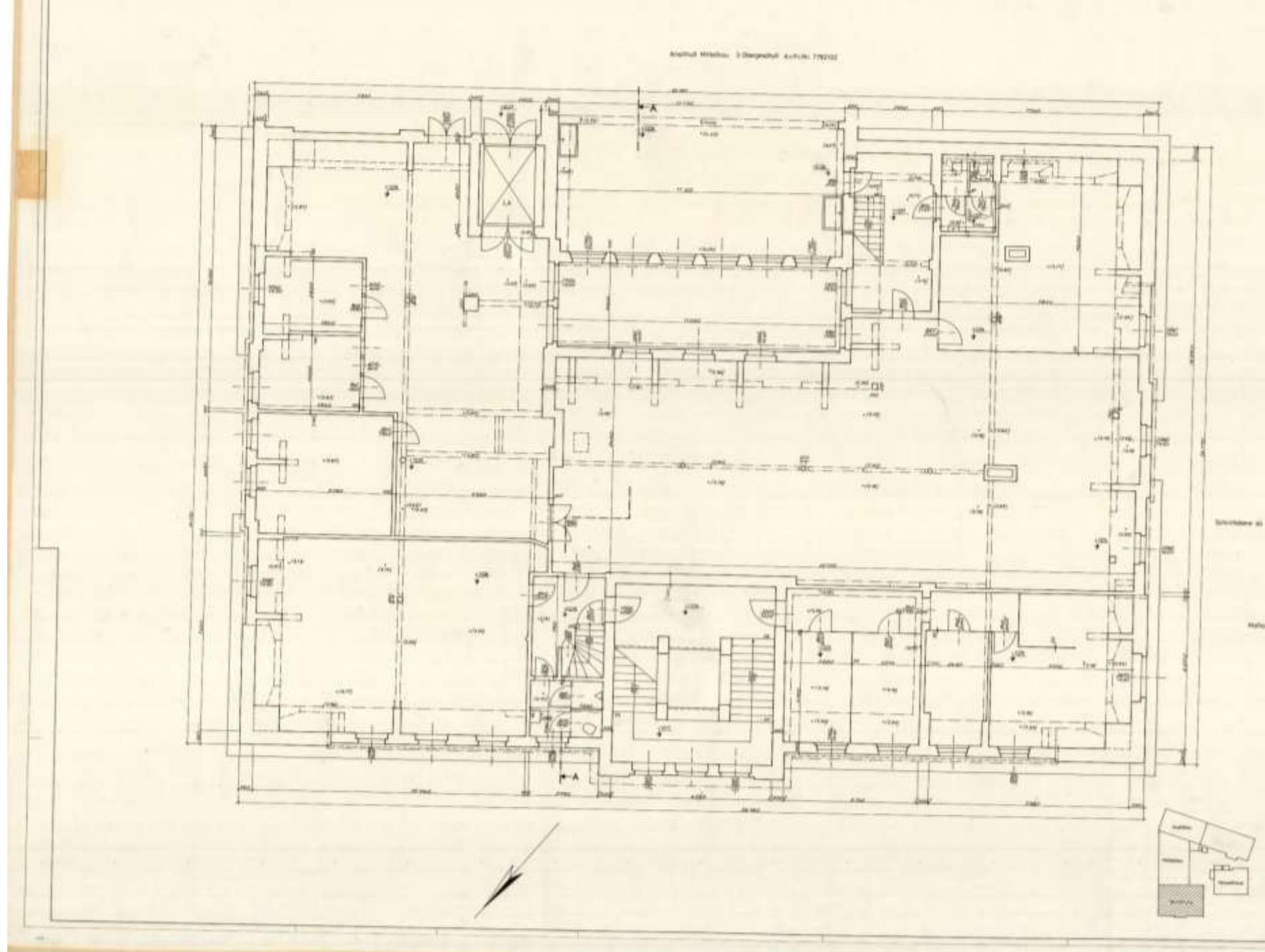
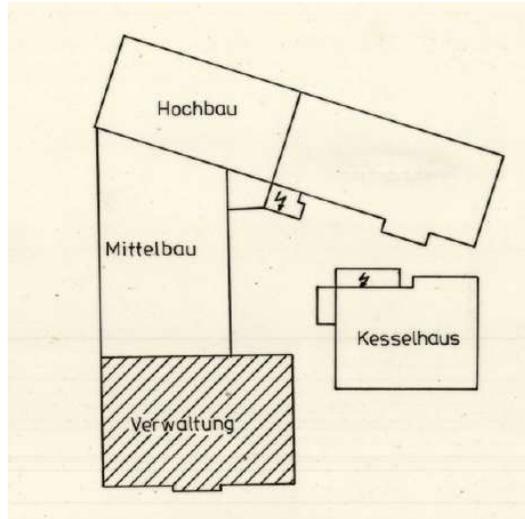
Floor plan administration building

2nd.floor



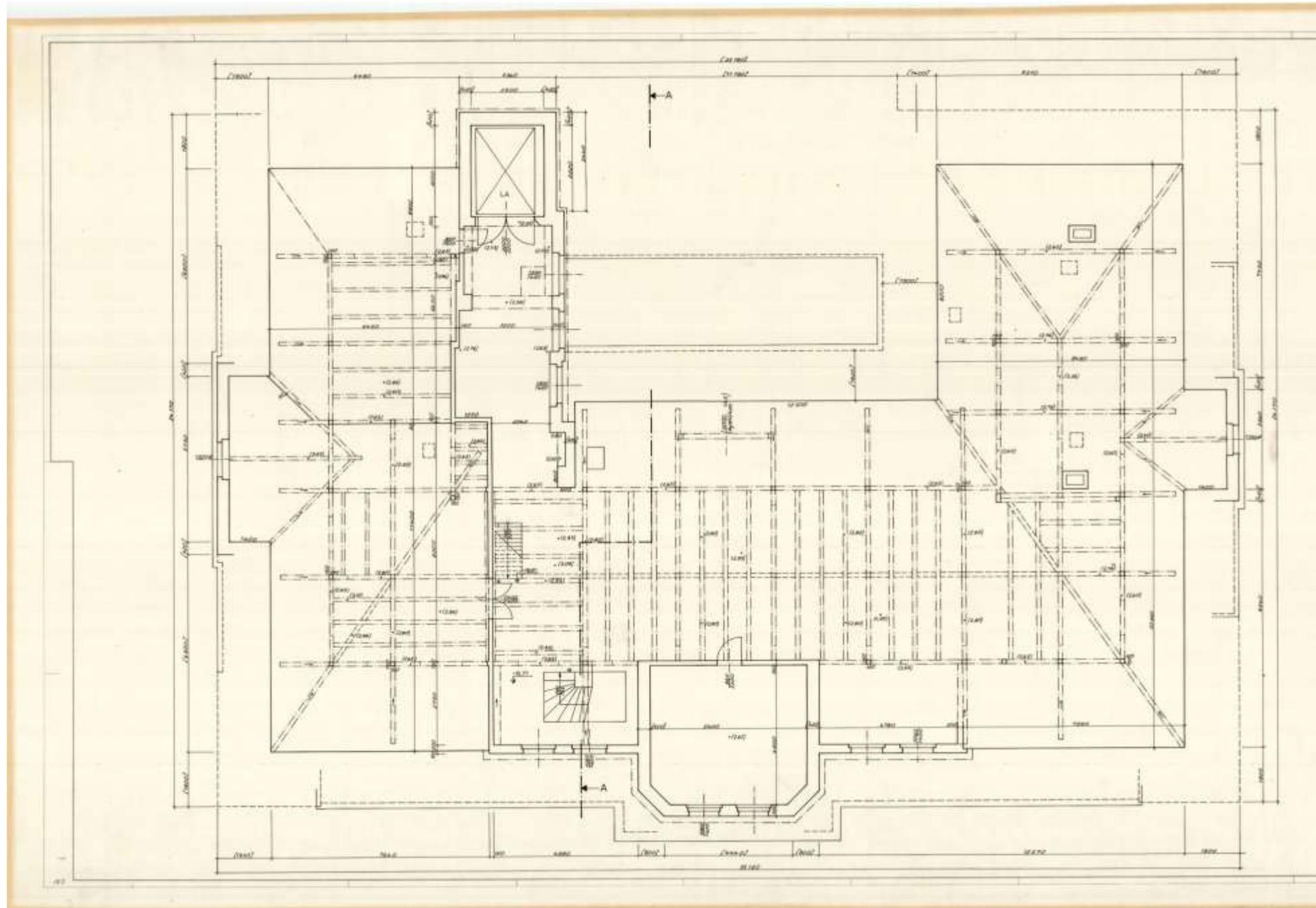
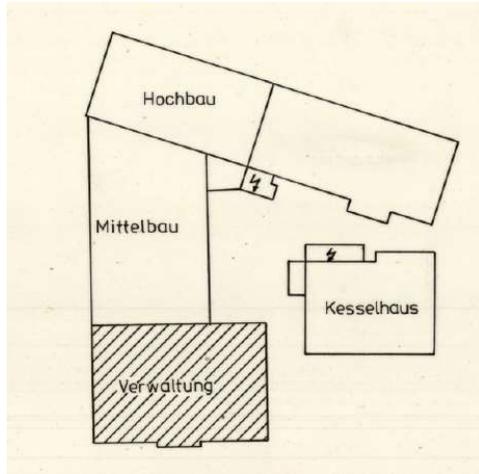
Floor plan administration building

3rd.floor



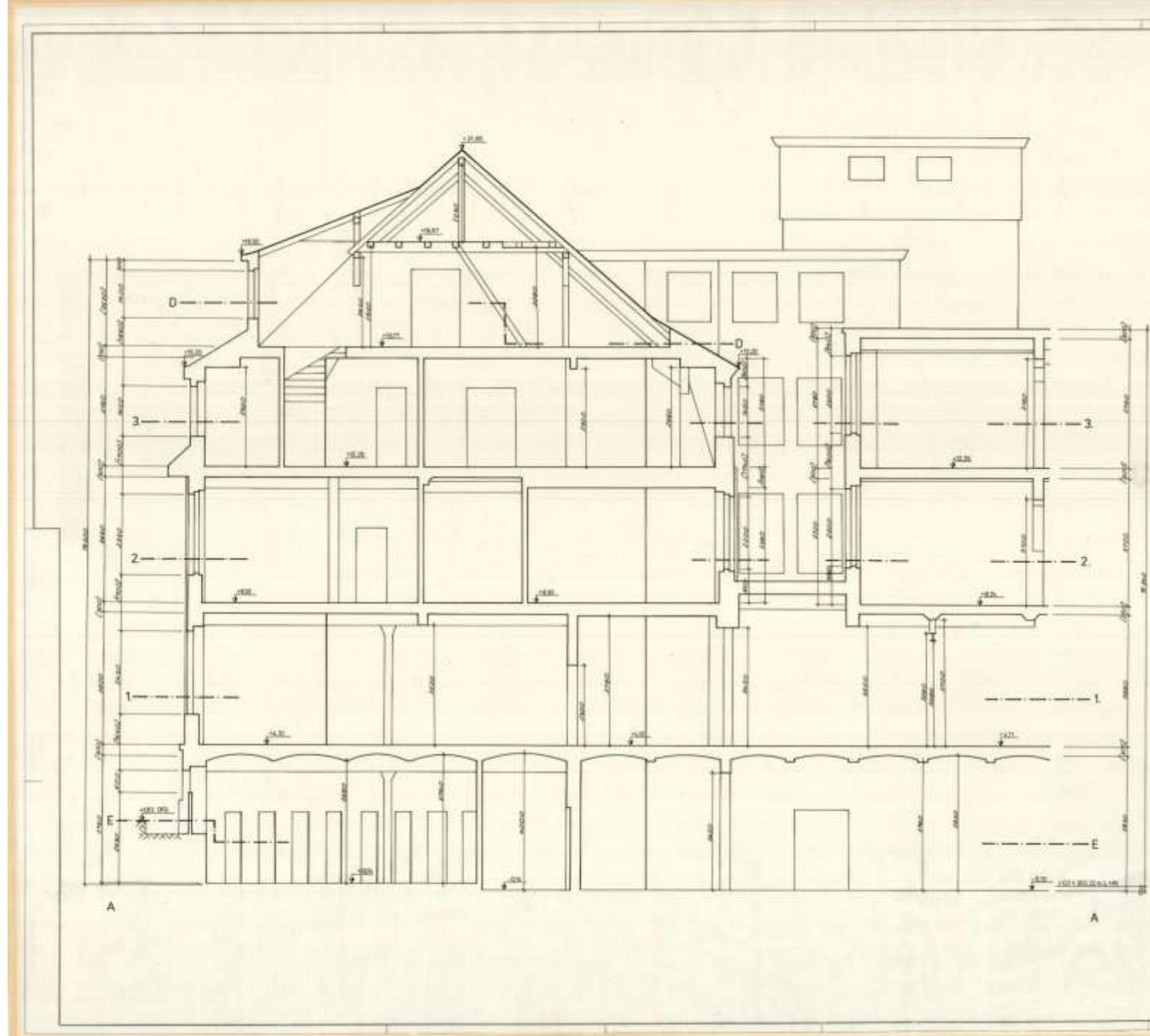
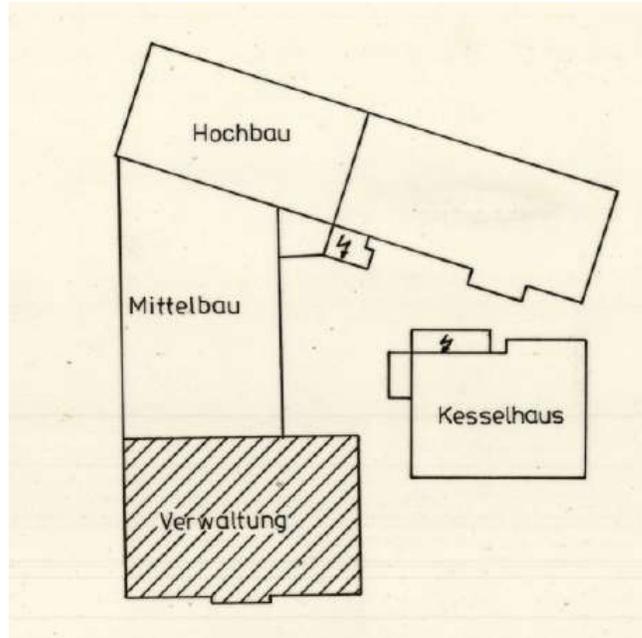
Floor plan administration building

4th.floor
and top floor



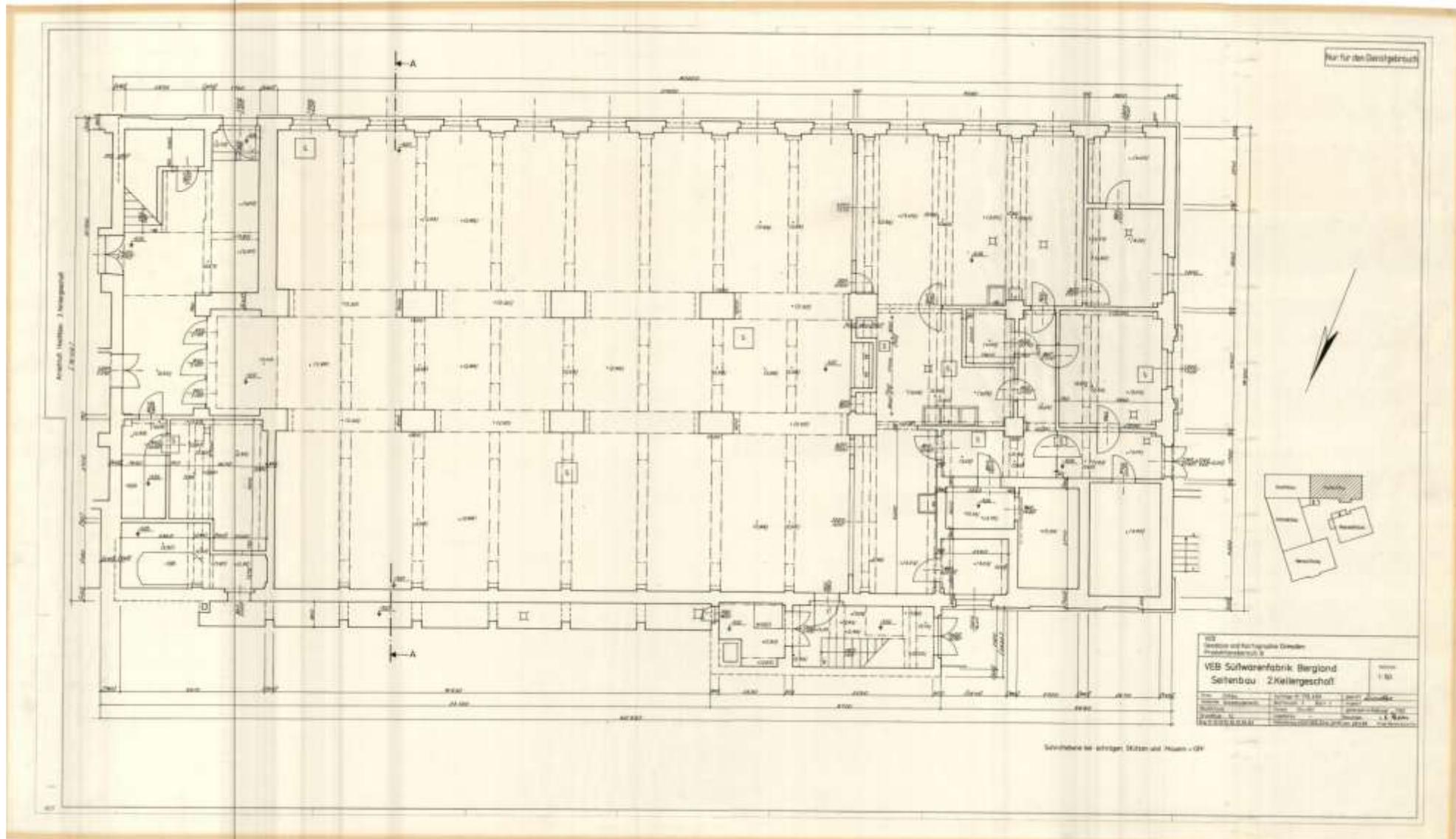
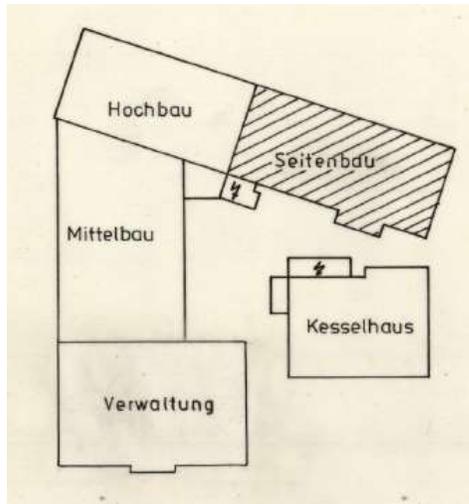
Floor plan administration building

Section A-A



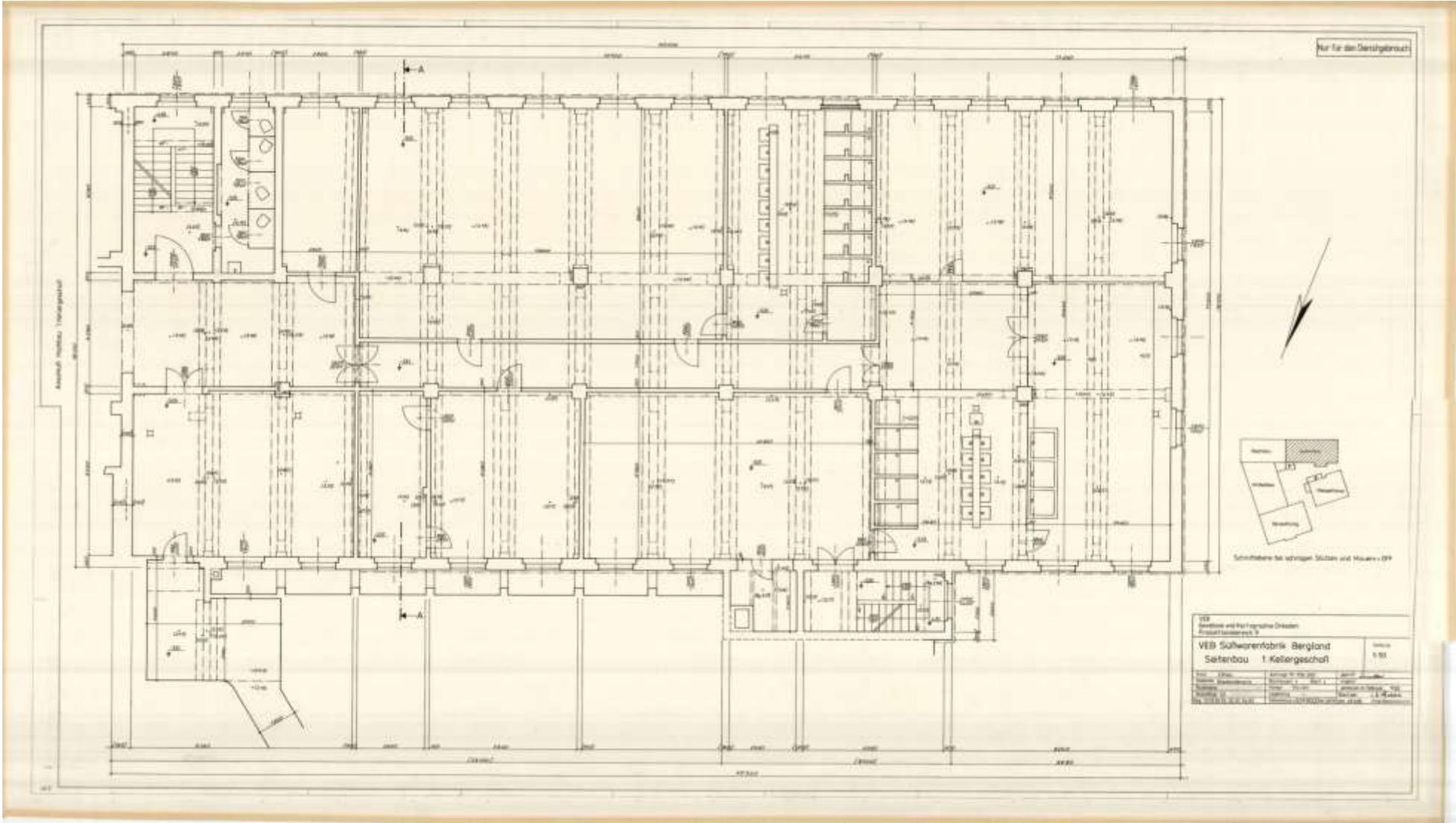
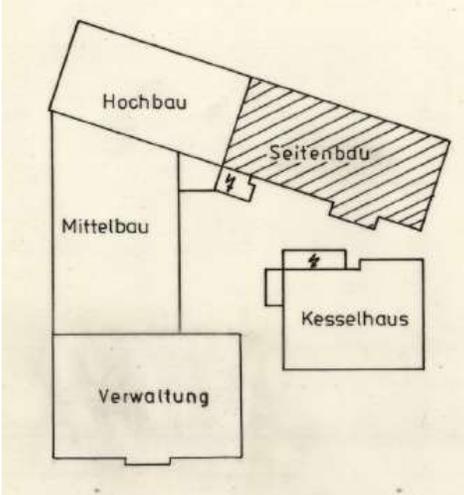
Floor plan side building

2nd.basement



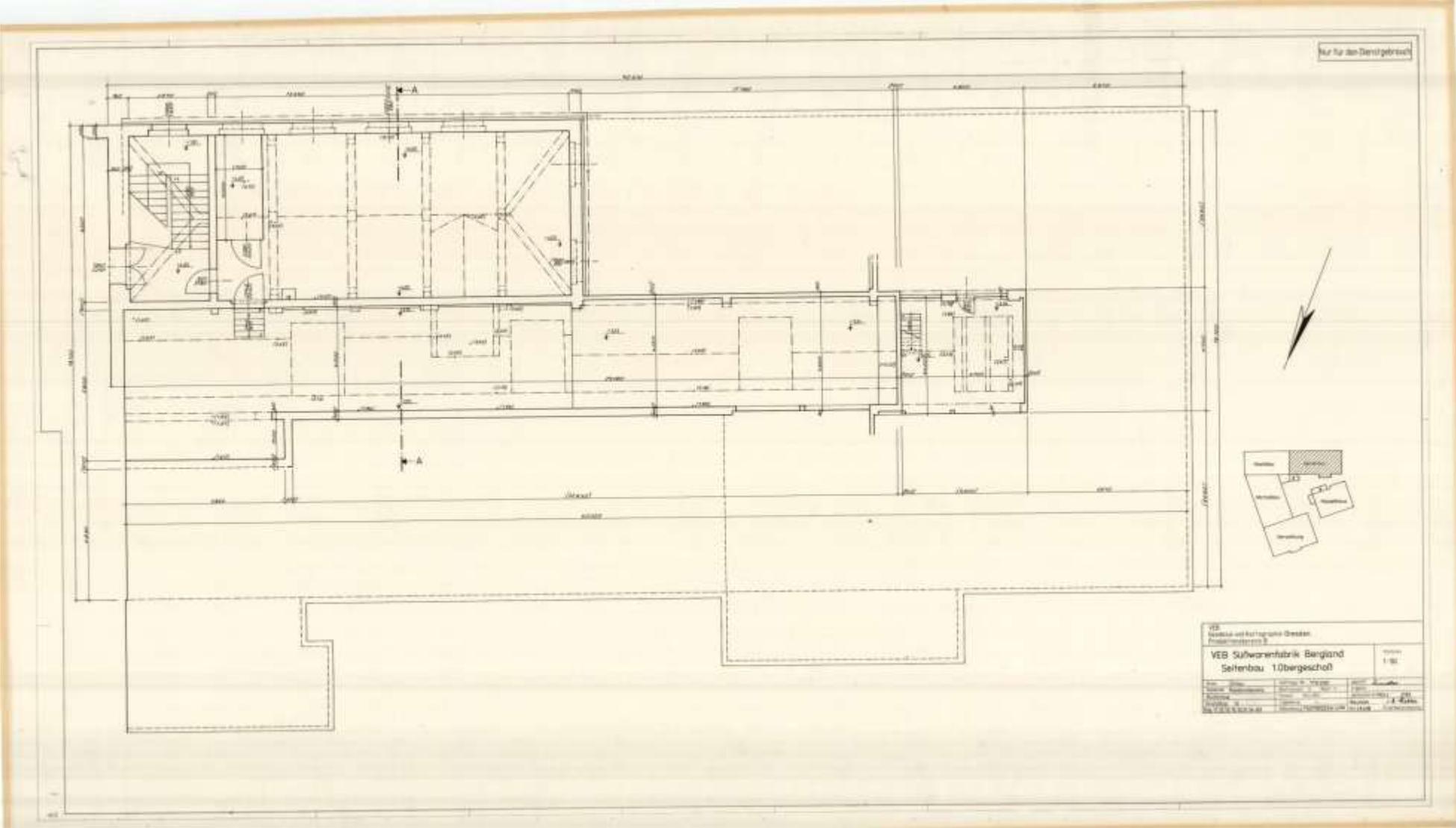
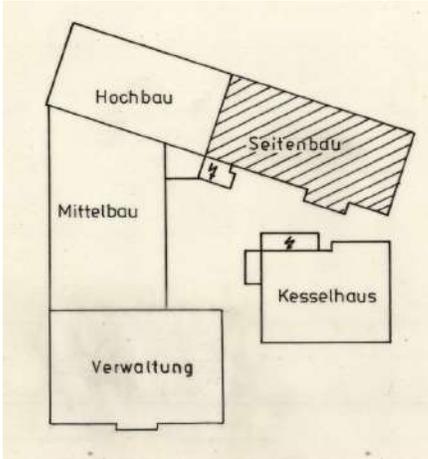
Floor plan side building

1st.basement



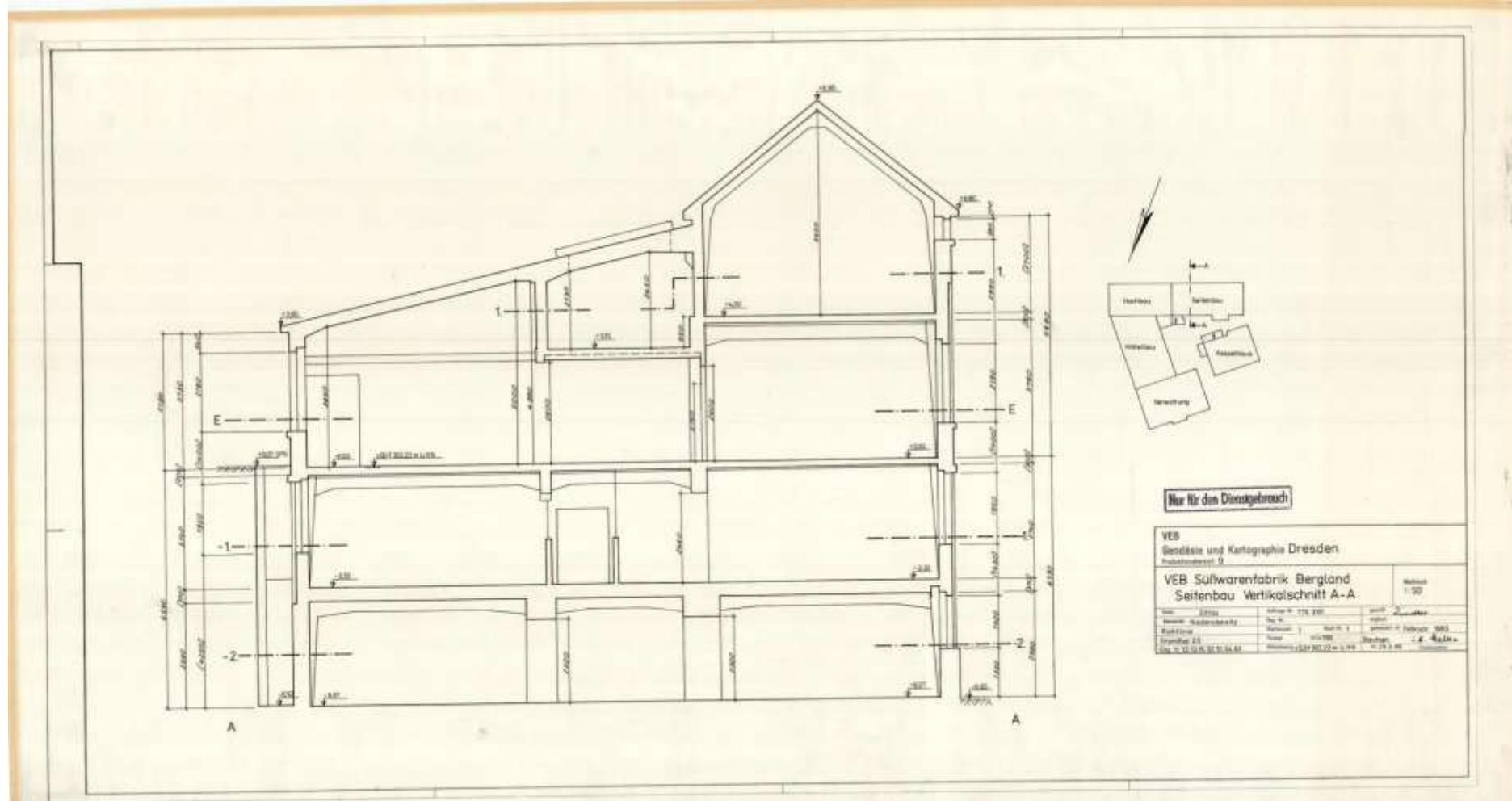
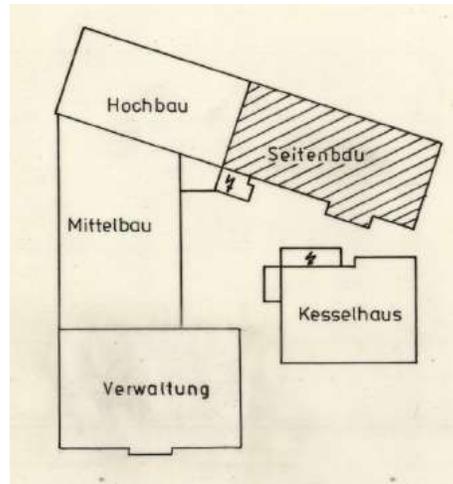
Floor plan side building

1st.floor



Floor plan side building

Section A-A



Photos

Administration building,
central building,
tall building,
new building
with extension for raw
material warehouse.







Front view of administration building





Workshop building 6



„New“ building 2.2
and tall building 2.1



Garages 5

Factory outlet and gate 3



Road to the warehouse 4

New water supply works
basement building 9

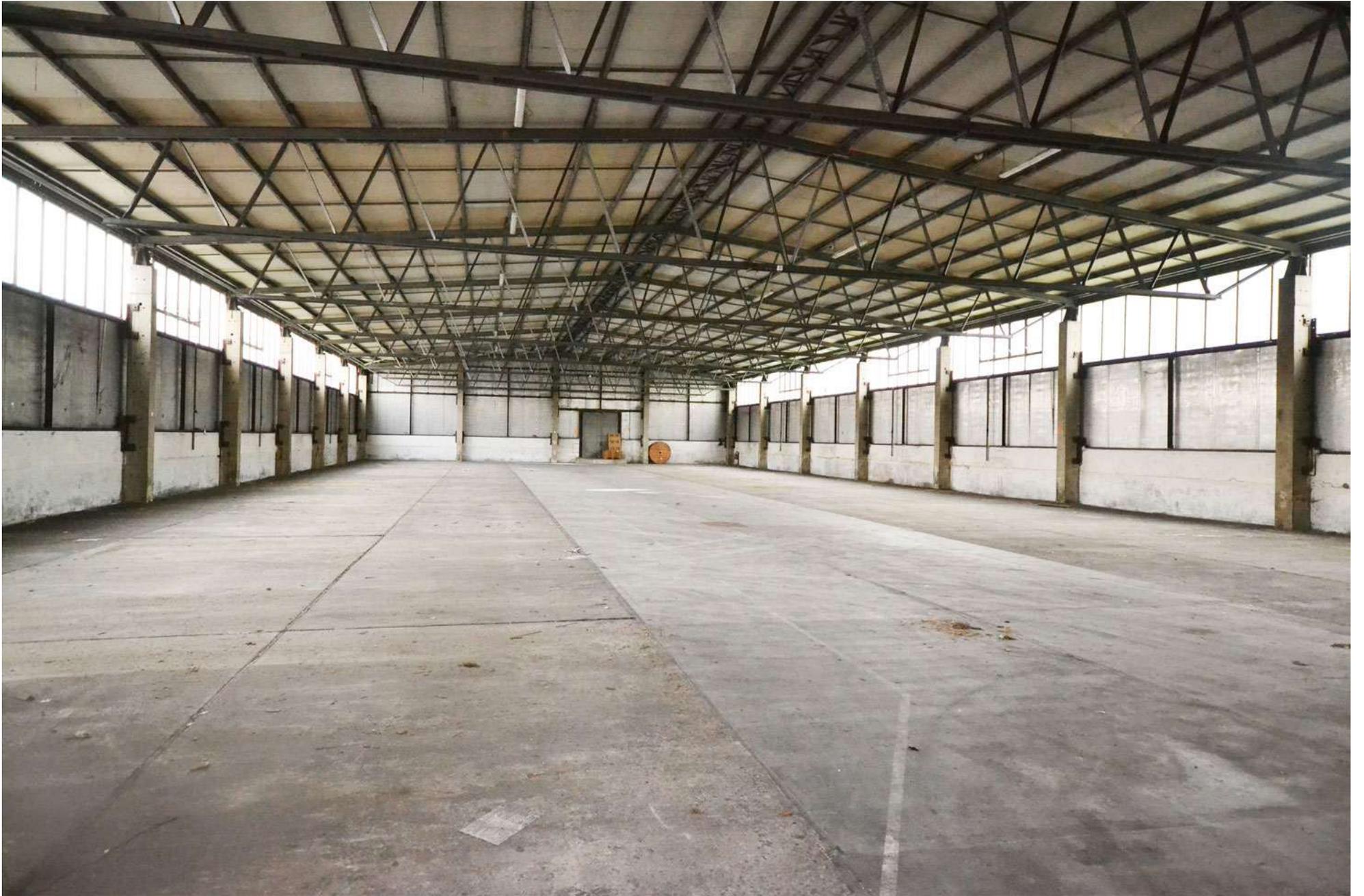


Old water supply works house 8



Raw materials warehouse extension 2.3

Warehouse 4





Inside garages 5



Factory outlet 3

Factory outlet 3





Factory outlet 3



Workshop building 6



Warehouse extension 2.3



„New“ building High-bay warehouse 2.2



Tall building 2.1



Basement 2



Basement 1

Tall building 2.1 low-voltage facility – basement 2





Tall building 2.1 basement 1

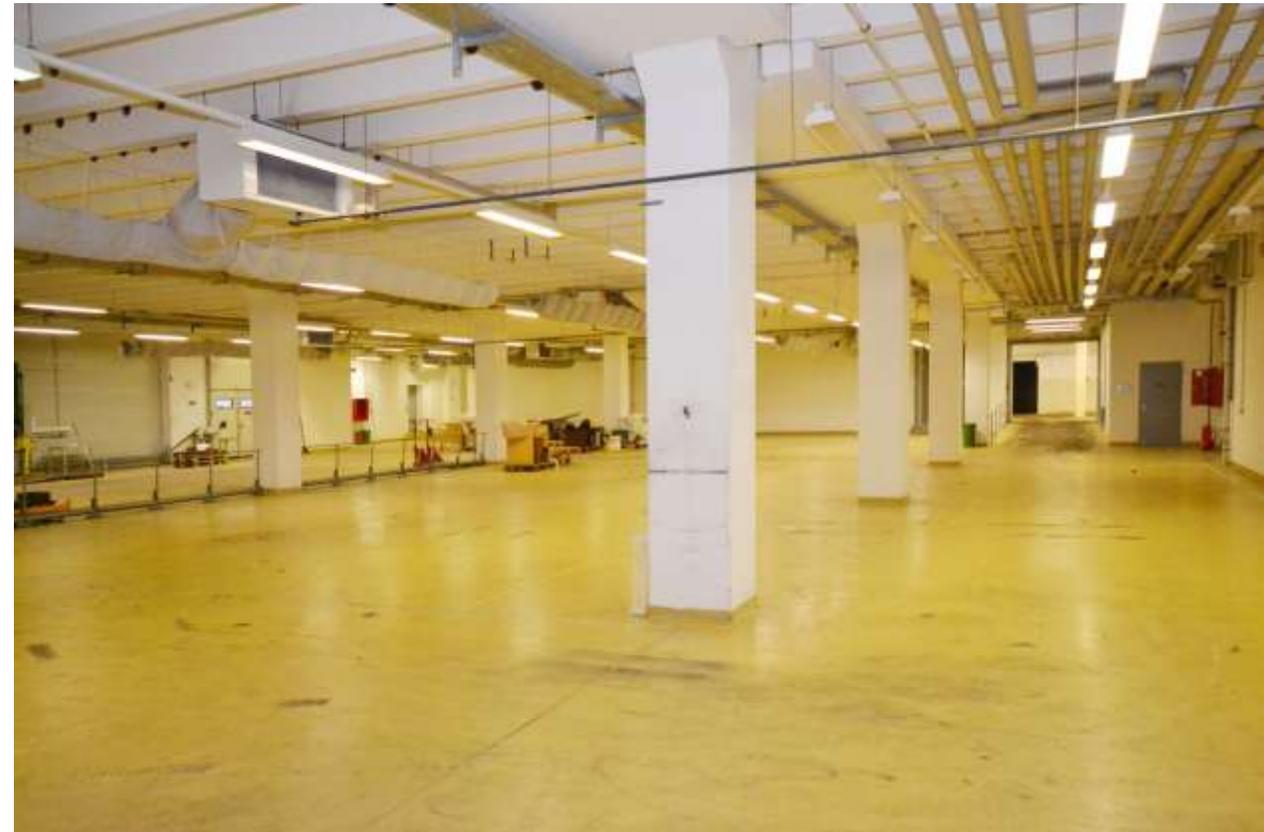
Central building 2 ground floor



Tall building 2.1 ground floor



„New“ building 2.2 , delivery and dispatch with 2 loading ramps





„New“ building 2.2 , delivery and dispatch with 2 loading ramps

Former changing rooms and sanitary facilities 1st.floor



Administration building 1 – ground floor und 1st.floor



Administration building 1 – 1st.floor

laboratory and canteen kitchen



Administration building 1 – 1st.floor canteen



Administration building 1 – 1st.floor and stairwell





„New“ building 2.2

Central building 2 – 2nd.floor



Central building 2 – 3rd.floor



Administration building 1 - 2nd.and 3rd.floor



Administration building 1 - 2nd.and 3rd.floor



Administration building 1 - 2nd.floor



Administration building 1 – 3rd.and 4th.floor - roof top





Administration building 1
safe

Administration building 1
2nd.floor

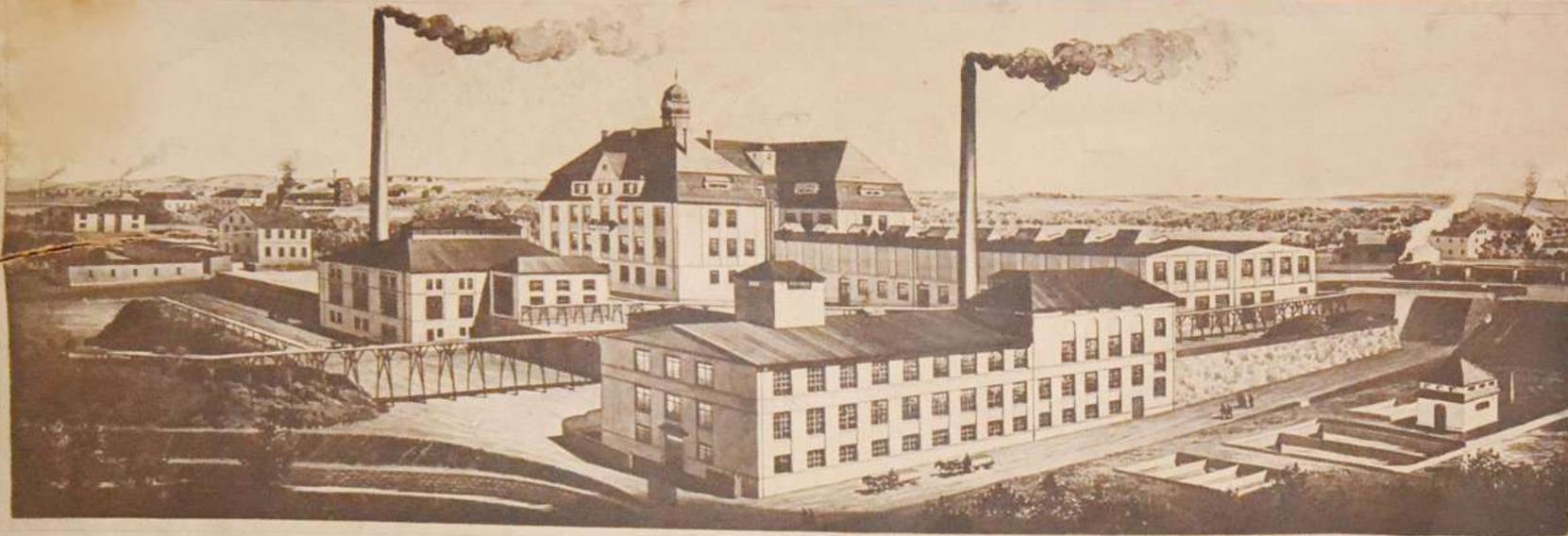


Administration building 1 - 4th.floor = 1st.roof floor



Roof top truss at the administration building in 4rth floor attic





Historic view of the old plant (about 1920)

Notes

The information provided here is based on information from the seller and other sources. No verification of its accuracy and completeness has been carried out. The company 'Die-Denkmalschutz-Immobilie eGbR' accepts no liability for this.

The brokerage commission for the buyer is:

4.0% of the purchase price + 19% VAT (0.76%) = 4.76%

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