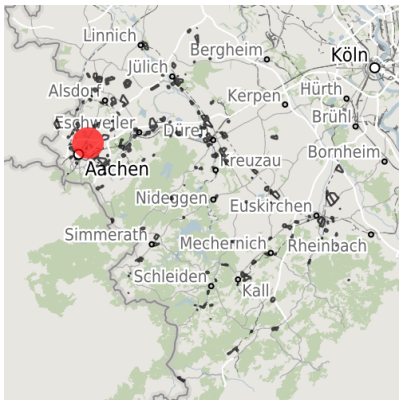


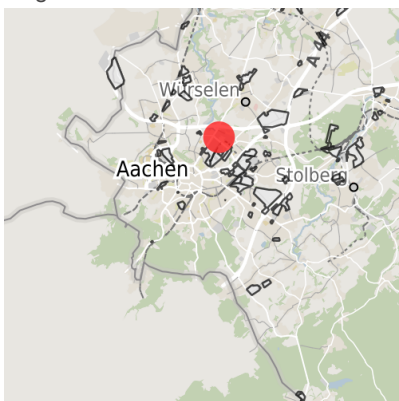
## Factsheet parcel

|                 |  |
|-----------------|--|
| Designation     | Prager Ring - Strangenhäuschen (No. 170) |
| Area size       | 17,109 m <sup>2</sup>                    |
| City / district | Aachen, Stadt Aachen                     |

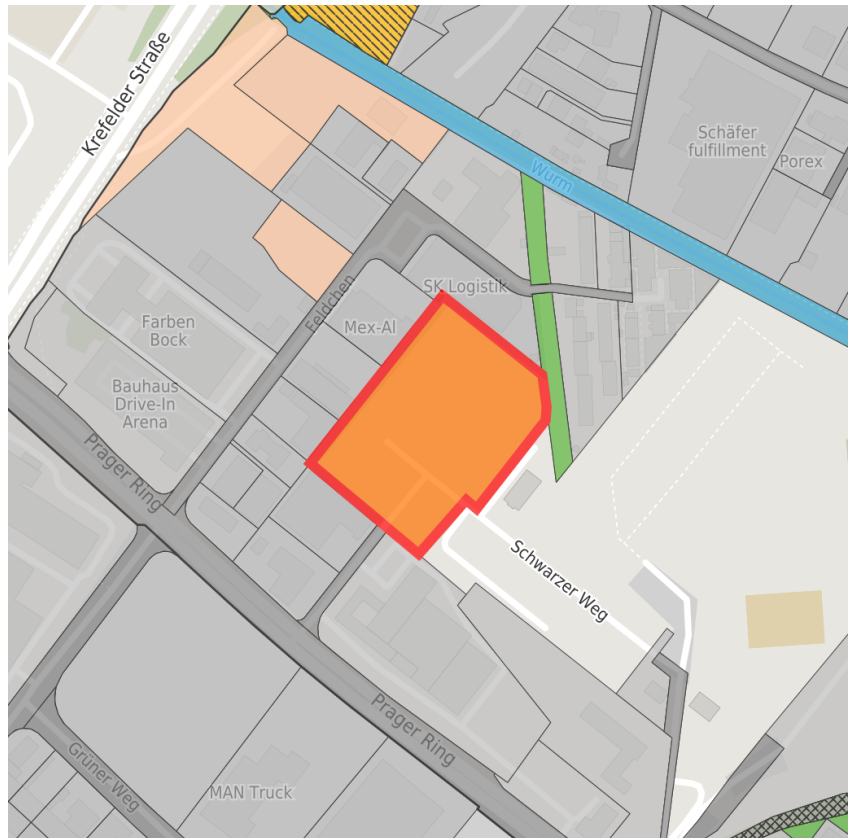
## Map view



Regional overview



Municipal overview



Detail view

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## Availabilities

|                            |  |   |   |
|----------------------------|--|---|---|
| Immediately available area | Available area within short term (< 2 years) | Available area within medium term (2-5 years) | Available area within Long term (> 5 years) |
| Not available area         |  |   |   |

## Other areas

|                   |              |                                |             |
|-------------------|--------------|--------------------------------|-------------|
| Private ownership | Water area   | Rail area                      | Street area |
| Green area        | Living space | disposal/supply infrastructure | Other Area  |

## Parcel

|                  |  |
|------------------|--|
| Area size        | 17,109 m <sup>2</sup>                        |
| Price            | On Demand                                    |
| Availability     | Available area within short term (< 2 years) |
| Area designation | Commercial zone                              |
| Restriction      | Yes  |
| Divisible        | Yes  |
| 24h operation    | No   |

## Commercial zone

Close to the city and the Netherlands

Located northeastern to the city centre of Aachen, the business park is convenient in respect to traffic because of the close connection to A4 which enables also foreign purchasing power. The modified area use plan displays large area-retail. In the surroundings there are already located several smaller and larger retail businesses.

|          |            |
|----------|------------|
| Location | Inner city |
|----------|------------|

## Transport connections

|                  |                   | Distance |       |
|------------------|-------------------|----------|-------|
|                  |                   | [km]     | [min] |
| Freeway          | A4                | 0.0      |       |
|                  | A44               | 5.0      |       |
| Highway          | B264              | 0.0      |       |
|                  | B57               | 0.0      |       |
|                  | L260              | 0.0      |       |
| Airport          | Maastricht-Aachen | 35.0     |       |
|                  | Köln-Bonn         | 90.0     |       |
| Port             | Liège (B)         | 40.0     |       |
|                  | Duisburg          | 115.0    |       |
| Rail freight     | AC-West           | 4.0      |       |
| Railway          | AC-Hbf            | 6.0      |       |
| Public transport | Bushaltepunkt     | 0.0      |       |

## Information about Aachen

Aachen's successful economy is indicated by the number of high-tech companies within the region. It would be difficult to find such a concentration and variety of technical and

scientific potential in any other region of Europe. Research and instruction at the highest level are provided by five centres of higher education, including the world famous RWTH Aachen University. In addition Aachen has four Fraunhofer Institutes and the largest university clinic in Europe.



### Contact person



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