

Announcement of the sale of the confectionary plant "TBILKONDITERI"

GEORGIAN NATIONAL INVESTMENT AGENCY

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For Sale

The privately owned confectionary plant "Tbilkonditeri" located in the heart of Tbilisi, Georgia is for sale. When operational the plant produced a wide variety of confectionary products and held a leading position in the Soviet Union, however it is currently not functioning.



Location: Centre of Tbilisi, left bank of the Mtkvari River, Didube District. Close to the National Exhibition Center (ExpoGeorgia), the Eliava Market and Megaline Shopping Center.

Land Area: 26,994 square meters

Assets: Numerous production and administrative buildings, facilities and other infrastructure including two-line railway siding, weighting-machines for railway cars and trucks

Business Opportunities: The site can be used as a confectionary plant (although will need some renovation and re-equipment) or any other production plant. It is also ideal for a variety of residential or commercial real estate development projects

Proposed Price: 1000 USD per square meter



Information

The confectionary plant (former "Tbilkonditeri") is located in the business part of Tbilisi, close to the city centre (27 Khosharauli Street, Didube district). The total area of the plant and its premises constitutes 26,994 square meters with about 6,000 square meters covered by different buildings.

There is the following infrastructure on the territory of the plant:

- A main industrial four-storey building and a cellar for storehouse purposes.
- The area of each floor of the main building is 1600-1700 m². The total area of the main building of the plant is approximately 8500 m²
- A one-storey building for packing materials with a cellar – total area 600 m²
- A two-storey building of the boxing department – 400 m²
- A three-storey storehouse with a storage capacity of 12,000 tones for sugar and different raw materials. On the first floor of the storehouse there are compressing, mechanic, electric and joiner's workshops
- A two-storey building (has no roof) for cacao cleaning and storage. The first floor has facilities for firefighting team and laundry
- A four-storey building for plant employees including wardrobes and showers. The building is connected to the main building by a tunnel. In the cellar of the building there is a facility for security guards
- A three-storey administrative building with a conference room and a canteen
- A boiler-room with a chimney
- A reservoir for drinking water (with a capacity of 600 cubic meters) and a water reservoir for firefighting needs (200 cubic meters)
- The entire territory of the confectionary plant has a solid major fence.

The plant production capacity (in two-shift working day regime) was 20-22,000 tones per year including:

Chocolate and chocolate production – 4-6 tones
Confectionary products in boxes – 1 tone
Soft candies – 8-10 tones
Caramel – 14-16 tones
Cookies, waffle – 10-12 tones
(Average daily production)

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