



Investment object, which is located in the old town of Bauska, Latvia

Latvia, Bauska and region

Price:	€ 2 600 000
Object type	Investment project
House type	Historical building
Number of rooms	0
Land area	6426 m2
Area	7600 m2
Category	For sale



In the old town of Bauska, on the banks of the picturesque Memel River, there is a historical and restored Lodina brewery.

The property includes a complex of buildings with a brewery, which is one of the few breweries in Latvia operating in historical buildings built several centuries ago. During the reconstruction of one of the oldest breweries in Latvia, special attention was paid to the organic integration of the latest technologies into an architectural monument of national importance, which is located in the Bauska Nature Park and its pride is the historical underground cellars in which beer roamed.

The total area of the facility consists of more than 10 buildings with a total land area of 6,426 m² and a total area of ~ 7,600 m². In 2006, a part of the property that was used for the needs of the plant was reconstructed, which is approximately 25% of the total area. The plant is equipped with equipment that allows the production and packaging of the product in glass containers, plastic PET bottles or KEG barrels of 30 liters.

This offer includes:

- > Plot near Bauska Town Hall Square. Two adjacent, connected plots of land 6428 sq.m. and 1140 sq.m., which is a total of 7568 sq.m.
- > Buildings on this land plot with a total area of about 7600-7800 sq.m. form a closed complex of buildings. This site contains both industrial buildings and residential buildings.
- > Equipment and machinery for the production of beer, water and soft drinks

Potential uses can certainly vary, but we can suggest the following possible designs:

- Business renewal
- Beer SPA with 5* hotel



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- Multifunctional business commercial space

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The undoubted advantages of this project are - the location of the object near famous tourist destinations - Rundāle Castle, Bauska Castle and the old town already attract many tourists, another object - a unique historical brewery with, for example, a hotel complex and a spa, offering a high level of comfort, will become more one worthy and popular attraction among both locals and tourists.

An important point will also be the stop / hub of the Rail Baltica railway line, which will also be created in Bauska.

Rail Baltica is a rail infrastructure project for the integration of the Baltic States into the European rail network. This is one of the priority projects of the Trans-European Transport Network (TEN-T) of the European Union, which will make Latvia and Bauska more convenient for traveling from Europe.

But even now the facility is only 100 meters from VIA BALTICA, the first-class national road E67 or A7, through which you can easily reach all the sights of the region in just an hour.

At the moment, the total amount of premises and equipment consists of a fully equipped plant, which includes the following groups of premises with related equipment:

- malt room
- Brewery
- Laboratory
- Filtration
- Filling
- Depository no. 1 and no. 2
- Measurement tank room
- Two boiler rooms
- ammonia compressor
- Water treatment
- And other auxiliary premises.

Key fact: according to the opinion of the Latvian Association of Independent Experts in 2015, the conformity of the equipment and the market value, the total cost of the equipment was more than 3.7 million euros.

- Water treatment (FILTER) - 2005, 8 m3/hour
- Steam boiler EI/09 - 2x~1985/1991, 2x1t steam/hour, (Ukraine)
- Pellet burner 2x (2006)
- Boiler room automation - set (2006)
- Water treatment of boiler house SF 361 (2006), 2 m3/hour
- Eurovoda EF 2
- Eurovoda NSB -130
- Freezing equipment (Czech Republic)
- Dynamo 37 kW - 2x (1994)
- Mill BDA - 1m (Russia) - 1989, 1 t/h
- Starter kettle 1.6 t - 1 bar, year 2005, 1.6 t dry mix (Latvia)
- Boiler Twister 1.6 tons - 1 bar, 2005, 1.6 tons of dry mix (Latvia)
- Wort cooler HKSP-250 (Czech Republic) - 1 bar, 25000 l/h, year 1981
- Separator (ALFA LAVAL) BRPX 309 SGU-30 - 1 bar
- Filter SCHENK ZHF -20 (Germany) - 1 set (manufactured in 1979), 24 segments, 8 pcs. m3/h (overhaul - 1999) Hild Filter Center
- Plate filter SEITZ ENZINGER NOLL Maschinenbau AG D-6800 Mannheim TYP 60B60, year 1991 (Germany)
- Pasteurizer NAGEMA PA 5PB/2012 - 5000 l/h, (Germany)
- KEG filling machine Mini KEG Kombi - 25 KEG/hour; 1994
- Washing station (CIP) - custom assembly (2005, Latvia)
- Pasteurizer tunnel type HG 421 (Poland) - 1 bar, 6000 bottles 0.5



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liter/hour

- Bottle washing machine BZ-VMD-6 (1990), 7860 bottles/hour (Russia)
- Glass bottle filler VD2R-6 - 1 bar, (1989), 3500 bph (Russia)
- PET bottle filler BZ - VFF-12 - 1 bar, (1995), 4500 bph (Russia)
- PET bottle filler BZ-VF - 1 bar, (2001), 1200 bph, (Russia)
- Labeling machine CRONOMATIC K 030-043.1 - 1 bar, (Germany), 6000 bottle/hour
- Labeling machine HTRIEB 4- B40M - 1 bar, (1999), 4500 bottle/hour, (Poland)
- JAMAR thermofolite packer - (1999), 600 packs/hour (Poland)
- VIDEOJECT 37e - 2006
- Buffertank - 4 bar/4m³, 1993, (Germany)
- Tanks with a smooth surface - 10 bar / 20 m³, enameled, 2005.
- Tanks with a smooth surface - 12 bar / 15 m³, enameled, 2007.
- Measuring containers - 5 bar / 15 m³, enameled
- Water treatment tanks - 3 bar/15m³, enamelled

Most of the equipment was regularly updated during the years of operation of the brewery and did not reach its maximum performance.

The history of the plant began in 1783. Theodor Loding bought the Zeichert brewery, which became not only one of the three largest companies in Bauska, but also one of the three largest breweries in the region.

In 1910, after Theodor Loding's death, his son Bruno Loding took over the brewery. From 1914 to 1920 the brewery was inactive due to the war. By the end of the thirties, the brewery employed more than thirty people and also drank water and seltzer. In November 1939, the name of the beer was changed from Lodini to Bauskas, but in 1940, due to the decision of the owners to leave Latvia and move to Germany, the brewery and land became the property of the Latvian Credit Bank.

The main types of beer were "Zhigulyu", "Rigas" and "Marta". After the establishment of Soviet power, the brewery was nationalized and continued to brew beer and produce various soft drinks. The latest data available showed that 266,000 liters of beer were produced in 1958. During the Soviet Union, the brewery housed a branch of the Latvian Balsams, which ceased operations in 1990.

In 2005/2006, after a reconstruction using special historical materials, the brewery started working again and began to produce beer. This is the only brewery in Latvia located in a historic building with over 100 years of history. Lodinu Brewery is also a National Historic Cultural Landmark.

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