

## FOR SALE - COMMERCIAL GROUND FLOOR

€ 349.000

Chaussée d'Alseberg 1418, 1650 Beersel

Ref. 6600960



Availability: at the contract

Surf. Living: 89m<sup>2</sup>

## DESCRIPTION

Seize this unique opportunity! This commercial property, located on the border between Beersel and Linkebeek, offers exceptional visibility and a strategic location near Uccle and Drogenbos. It's the perfect spot for entrepreneurs looking to expand their business in a dynamic and easily accessible area.

With a total surface area of 89 m<sup>2</sup> (usable floor space according to EPC), this space presents numerous possibilities. Currently set up as a butcher shop, it includes a sales area with a separate entrance for customers, a workshop, an office, a basement, storage space, and access to a quiet garden.

Upon sale, the current business will cease operations, meaning the property is fully available for new ideas and business opportunities. Whether you envision a shop, workshop, or office space, this property offers the versatility to make your vision a reality.

Looking for a centrally located commercial space with endless potential? Don't miss out – schedule a viewing today! This is an opportunity you don't want to pass up.

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## FINANCIAL

Price: € 349.000,00

Available: At the contract

Land registry income: € 890,00

## BUILDING

Surface: 89,00 m<sup>2</sup>

Fronts: 2

State: Good state

Number of floors: 2

## COMFORT

Elevator: No

## ENERGY

EPC code: 00032629976-KNR-2

EPC class: F

Electricity certificate: Yes, not conform

## LAYOUT

Cellar: Yes

## PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

04/06/2024

Intimation: Not disclosed

G-score:  D

P-score:  D

Water-sensitive open space area: No