

FOR SALE - COMMERCIAL GROUND FLOOR

€ 110.000

Chaussée d'Alseberg 1418, 1650 Beersel

Ref. 6600980



Availability: tbd with the
tenant

Surf. Living: 30m²

DESCRIPTION

Are you looking for a profitable investment in a prime location? This exceptional commercial property, situated on the border between Beersel and Linkebeek, offers high visibility in a thriving business environment.

Currently rented for €700 per month, this property provides a gross return of 6.75%, making it an excellent opportunity for investors seeking a stable and profitable asset.

Located near Uccle and Drogenbos, this commercial space is in a bustling area with shops, restaurants, and active businesses.

Why invest in this commercial property?

- Outstanding visibility on a busy main road
- Established tenant ensuring immediate rental income
- Attractive return for a solid investment
- Dynamic neighborhood with shops, hospitality, and commercial activity

Are you ready to seize this unique opportunity? Contact us today for more information or to schedule a viewing.

FINANCIAL

Price: € 110.000,00

Available: Tbd with the tenant

Land registry income: € 380,00

Investment property: Yes

BUILDING

Surface: 30,00 m²

State: Good state

Number of floors: 2

COMFORT

Elevator: No

ENERGY

EPC code: 0003264626-KNR-1

EPC class: E

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Electrical

LAYOUT

Toilets: 1

TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Water: 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