IMMO DE BRUYCKERE

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FOR SALE - COMMERCIAL GROUNDFLOOR

€ 299.000

Chaussée d'Alsemberg 1418, 1650

Ref.









Availability: at the contract

Surf. Living: 89m²

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 m² (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.

FINANCIAL

Price: € 299.000,00
Available: At the contract
Land registry income: € 890,00

BUILDING

Surface: 89,00 m²
Fronts: 2
State: Good state

COMFORT

Elevator: No

ENERGY

EPC code: 00032629976-KNR-2
EPC class: F
Electricity certificate: Yes, not conform

LAYOUT

Cellar: Yes

PLANNING

Building permission: Not disclosed
Destination: Not disclosed
Intimation: Not disclosed
Right of pre-emption: Not disclosed
Parcelling permission: Not disclosed
Water-sensitive open space area: No
Obligation to renovate: Yes
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 04/06/2024
G-score: D
P-score: D