IMMO DE BRUYCKERE

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FOR SALE - COMMERCIAL GROUNDFLOOR

€ 99.000

Chaussée d'Alsemberg 1418, 1650

Ref.









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: € 99.000,00
Available: Tbd with the tenant
Land registry income: € 380,00
Investment property: Yes

BUILDING

Surface: 30,00 m²
State: Good state

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

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