Grote Baan 305 , 1620 Drogenbos
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€ 249.000

For sale - Commercial groundfloor

Rue de l'Etoile 47 B0001, 1620 Drogenbos

Ref. 7798177

Availability: tbd with the tenant

Surf. Living: 150m²

Description

Located at 47 Rue de l'Ėtoile in Drogenbos, this commercial ground-floor unit with a surface area of approximately 150 m² is offered for sale.

The property is currently let to bpost under an ongoing commercial lease, making it particularly interesting for an investor looking for a commercial property with an established tenant.

With a surface area of approximately 150 m², the property offers generous commercial space and various possibilities within its current permitted use. Its location in Drogenbos, close to Brussels and the main road connections, ensures easy accessibility.

The existing commercial lease will remain in force following the sale. Further information regarding the lease conditions, the layout of the property and the available documentation can be provided upon request.

An interesting opportunity to invest in commercial property in a strategic location in Drogenbos.

For further information or to arrange a viewing, please contact us.

Financial

Price: € 249.000,00
Available: Tbd with the tenant
Investment property: 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: No
Asbestos inventary certificate: Yes

Building

Surface: 150,00 m²
State: Good state
Number of floors: 2

Asbestos inventary certificate creation date: 17/04/2026
G-score: A
P-score: A

Energy

EPC code: 0003747863-KNR-1
EPC class: C
Electricity certificate: Yes, not conform

Parking

Parkings outside: No
Parkings inside: No