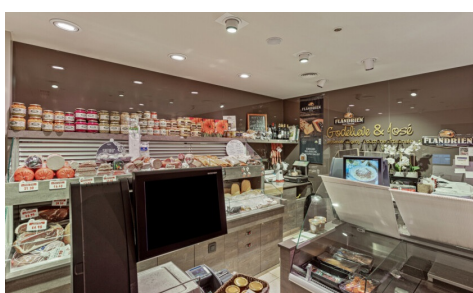


FOR SALE - COMMERCIAL GROUND FLOOR

€ 349.000

Chaussée d'Alseberg 1418, 1650 Beersel

Ref. 6600960



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: € 349.000,00
Available: At the contract
Land registry income: € 890,00

BUILDING

Surface: 89,00 m²
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