

Ready-to-use commercial ground floor  
(120m<sup>2</sup>) with 3 car parking spaces in the  
centre of Keerbergen.

**€ 240.000**

Lindenstraat 28, 3140 Keerbergen

 120 m<sup>2</sup>

Ready-to-use commercial ground floor (120m<sup>2</sup>) with 3 car parking spaces in the centre of Keerbergen.

Until recently, the property was used as a children's practice with a large practice room (+- 24m<sup>2</sup>), 2 treatment rooms that can be opened up into 1 room of 18m<sup>2</sup> & a practice room of 18.4m<sup>2</sup>.

To the side, you have the general entrance hall with staircase and access to 2 flats (currently rented out). To the front, you have an individual entrance for the commercial ground floor with a separate toilet.

Furthermore, the property has a second toilet, a spacious storage room of 10.4 m<sup>2</sup> currently used as a kitchen/laundry room & a cellar storage room.

The assets of this property are its commercial/central location, parking spaces right in front of the door, enormous light (sunroom) & the built-in cupboards.

Interesting property for investors or for own use as office or practice space, shop premises,...

The commercial property can be bought separately or in combination with 1 or 2 flats! Ask about the possibilities for viewings.

The 3 front spaces need to be purchased as well: €45,000.

Available from 01/01/2024.

## Characteristics

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## GENERAL

Address:	Lindenstraat 28 3140 Keerbergen
Price:	€ 240.000
Habitable surface:	120 m <sup>2</sup>
Construction year:	1978
Cadastral income:	€0
Availability:	Date

## LAYOUT

Entrance Hall:	13.4 m <sup>2</sup>
Entrance Hall:	5.4 m <sup>2</sup>
Toilet 1:	3.2 m <sup>2</sup>
Commercial Space:	23.7 m <sup>2</sup>
Commercial Space:	9.2 m <sup>2</sup>
Commercial Space:	8.9 m <sup>2</sup>
:	5.2 m <sup>2</sup>
Commercial Space:	18.4 m <sup>2</sup>
Storage:	10.4 m <sup>2</sup>
:	1.4 m <sup>2</sup>
Toilet 2:	1.65 m <sup>2</sup>

## COMFORT

Heating:	Individual
Glazing:	Double
Window frame:	Wood

## EPC

EPC level:	D
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## ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Not applicable
Flood-sensitive area:	Not yet requested