

Ready-to-use commercial ground floor
(120m²) with 3 car parking spaces in the
centre of Keerbergen.

€ 240.000

Lindenstraat 28, 3140 Keerbergen

 120 m²



Ready-to-use commercial ground floor (120m²) 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 (+- 24m²), 2 treatment rooms that can be opened up into 1 room of 18m² & a practice room of 18.4m².

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 m² 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

Ready-to-use commercial ground floor
(120m²) with 3 car parking spaces in the
centre of Keerbergen.

€ 240.000

Lindenstraat 28, 3140 Keerbergen

 120 m²

GENERAL

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

LAYOUT

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

COMFORT

Heating:	Individual
Glazing:	Double
Window frame:	Wood

EPC

EPC level:	D
------------	---

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