

## REVENUE PROPERTY IN MECHELEN – INVEST IN SECURITY!

**€ 235.000**

Arendonckstraat 68, 2800 Mechelen



Revenue property in Mechelen – Invest in security!

Are you looking for a solid investment in bustling Mechelen? This is your opportunity! A fantastic commercial property, strategically located, is waiting for a smart investor.

With a guaranteed permanent tenant, working in a prosperous bakery, we offer you the ultimate investment security. You can sit back and enjoy the fruits of your investment while the property generates constant returns. Why this property?

- Good location in Mechelen: Located in a place where activity and potential converge
- Stable tenant: Enjoy the security of a solid tenant in a thriving bakery
- High return: With rental income yielding a return of as much as 4,5%, you are making a profitable move in real estate investment

Property Description:

Layout:

- Spacious entrance with an attractive counter and cash register
- The heart of the bakery – atelier/workshop – where magic is turned into breads and pastries
- The workshop is cleverly divided into two functional parts: a kitchen and a bakery, perfectly organized for maximum productivity

Extras:

- A basement with separate storage room offers additional space and possibilities
- Equipped with a comfortable toilet and shower

With a strong commercial lease that is easy to request, we offer you a worry-free investment in a promising property.

Contact us today for more information and seize this unique opportunity to strengthen your portfolio with this profitable yield property in Mechelen!

## Characteristics

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### GENERAL

Address:	Arendonckstraat 68 2800 Mechelen
Price:	€ 235.000
Facade width:	5.94 m
Cadastral income (indexed):	1646
Cadastral income:	€787
Availability:	Lease contract to respect

### LAYOUT

Shower Room:	4.4 m <sup>2</sup>
Storage:	17.5 m <sup>2</sup>
Commercial Space:	86.6 m <sup>2</sup>

### COMFORT

Heating:	Not communicated
Kitchen:	Not communicated

### EPC

EPC level:	C
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### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood- prone area