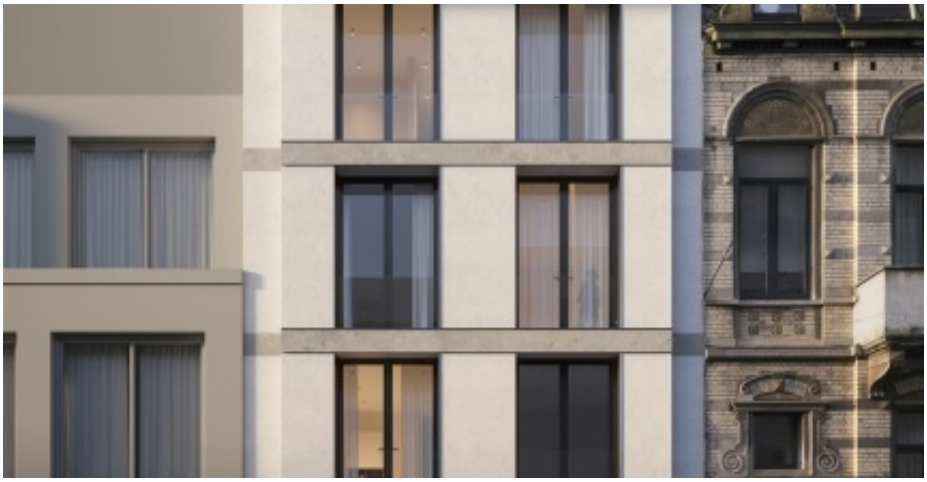
Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

# MODULAR AND CASCO COMMERCIAL UNITS

**€ 597.000**

## Ulenstraat 82, 1080 Sint-jans-molenbeek





Unique modular shell (casco) commercial units in a prime location, located within the quiet courtyard of an architectural gem to be built in the Maritime district of Brussels.
The project is a forerunner in ecological terms and will be built with all new techniques such as air-water heat pump, solar panels, home automation, ventilation system D, ...
There are a total of 3 different shell units available :
Ground floor : 45m² at € 119.000
1st floor : 115m² at € 239,000
2nd floor : 115sqm at € 239,000
Currently offered in its entirety for a total surface of 275m² for the total price of € 597.000
these units currently offer all possibilities in terms of layout, finishing and execution and provide a unique opportunity to promote and develop your business in the best possible way.
The complete finishing can be provided by the promoter in consultation with the wishes of the buyer (not included in the price).
Are you looking for a location to work in peace, but still with the necessary visibility and close to all possible access roads, city center and public transport then this is the ideal project for you!

## Characteristics

### GENERAL

| | |
|---|---|
| Address: | Ulenstraat 82<br>1080 Sint-jans-molenbeek |
| Price: | € 597.000 |
| Cadastral income: | €0 |

Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

# MODULAR AND CASCO COMMERCIAL UNITS

**€ 597.000**

Ulenstraat 82, 1080 Sint-jans-molenbeek

## COMFORT

| | |
|---|---|
| Heating: | Individual |
| Kitchen: | Not present |
| Glazing: | Double |
| Window frame: | Alu |

## ADDITIONAL INFORMATION

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