

2 INVESTMENT PROPERTIES TO MODIFY INTO APARTMENTS

€ 1.295.000

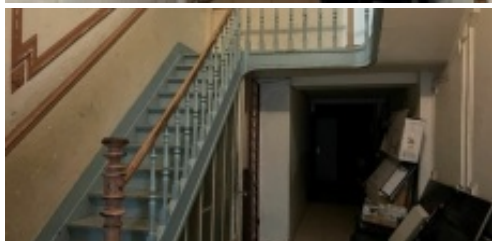
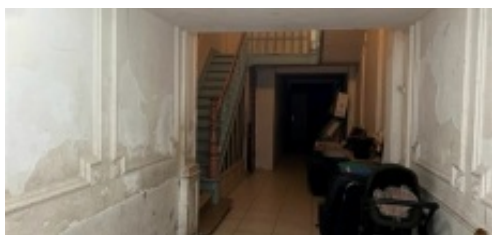
Rue De Wautier 88-90, 1020 Brussel



20



920 m²



Two investment properties located side by side in a strategic location in Laeken. Currently the properties are both divided into 20 small units and all rented out. The number of units not compliant with the urbanism. The building at n°88 contains an area of +/- 650m² including the rear house. In 2019, a permit was filed without effect to adapt the property to 5 apartments. The building at n°90 has an area of +/- 270m² and for this a permit has already been obtained for a transformation into 3 apartments. The total project of +/- 920m² offers many possibilities for transformations and adaptations. Good location, close to public transport, access roads and shops.

Characteristics

GENERAL

Address:	Rue De Wautier 88-90 1020 Brussel
Price:	€ 1.295.000
Habitable surface:	920 m ²
Number of bedrooms:	20
Number of bathrooms:	20
Cadastral income:	€2367
Availability:	Lease contract to respect

COMFORT

Heating:	Individual
Kitchen:	With cupboards
Glazing:	Double
Window frame:	Pvc and Wood

EPC

EPC:	297 kWh/m ²
EPC level:	F

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ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	Requested
Subdivision permit:	No
Flood-sensitive area:	Not yet requested