

Ready-to-move-in commercial property
 in prime location in Mechelen

€ 195.000

Oude Liersebaan 6, 2800 Mechelen

 85 m²



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Are you looking for the perfect location for your business? Look no further! We present to you this ready-to-move-in commercial property in the heart of Mechelen.

Excellent location: This commercial property is within walking distance of the city center, surrounded by various other businesses. The prime location guarantees a constant stream of potential customers and offers excellent visibility.

Versatile opportunities: The property was previously a beauty institute and is equipped with all necessary facilities, but it can easily be adapted for other purposes such as an office, medical practice, store, etc.

Layout:

Reception area: Spacious and inviting, ideal for receiving clients. Guest toilet: Practical and hygienic for both staff and visitors. Treatment rooms: Two separate rooms, perfect for consultations, treatments, or as office spaces. Multipurpose room: At the rear is a large, multifunctional room with a small kitchenette that still needs finishing, ideal for meetings, workshops, or additional workspace.

Advantages:

Ready-to-move-in: The property is in excellent condition and ready for immediate use. Flexibility: Suitable for various professions and purposes. Prime location: Located in a dynamic and thriving part of Mechelen, with high foot traffic and good accessibility.

Given the excellent condition and prime location of this property, this is a unique opportunity for self-employed professionals to practice their profession in a professional and attractive environment.

Don't miss this opportunity! Contact us today for more information or a viewing: 0491/15.35.99

Characteristics

GENERAL		LAYOUT	
Address:	Oude Liersebaan 6 2800 Mechelen	:	23.75 m ²
Price:	€ 195.000	:	6.6 m ²
Habitable surface:	85 m ²	:	6.6 m ²
Facade width:	4.75 m	:	7.44 m ²
Construction year:	1974	:	26.8 m ²
Cadastral income:	€1569	Toilet 1:	1.4 m ²

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COMFORT

Heating:	Common
Kitchen:	Not communicated
Glazing:	Double
Window frame:	Alu

EPC

EPC level:	D
EPC unique code:	3333195KNR1

ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	Yes
Subdivision permit:	Yes
Flood-sensitive area:	Not located in a flood-prone area