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

Exceptional commercial property with versatile possibilities near the center of Mechelen

€ 1.274.000

Kruisbaan 3, 2800 Mechelen

1 | 500 m² | 788 m²







Exceptional commercial property with versatile possibilities near the center of Mechelen
Are you looking for a commercial property full of character and flexible in a strategic location? This unique property, situated on a plot of approx. 500 m² and in the immediate vicinity of the center, important access roads and the railway station of Mechelen, offers a range of possibilities for entrepreneurs, investors and developers.
With a usable area of approximately 380 m² on the ground floor and 409 m² on the first floor, this property lends itself perfectly to the establishment of one or more businesses, whether or not combined with residential function. Also a redevelopment into several residential units, a co-working concept or a total project belongs to the options (subject to the necessary permits).
The ground floor is functionally divided into two wings:
Left wing: currently set up for a physiotherapy practice, consisting of several units, a separate storage room and sanitary facilities. Right wing: in use as a commercial space with a spacious storage/garage of approx. 93 m².
The floor offers additional assets:
A separately accessible apartment with kitchenette, bathroom, living space and one bedroom. In addition, a professionally equipped office area with reception area, five offices, a large meeting room and sanitary facilities.
An additional asset is the present patio, which can easily be opened and arranged as a pleasant green outdoor area — ideal for relaxation or as an added value within a professional or residential concept.
In short, this property combines space, flexibility and location in one exceptional unit. An ideal opportunity for those looking for a property with character and numerous development opportunities.
Discover the potential of this unique location and be inspired by the possibilities!

Characteristics

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GENERAL

Address:	Kruisbaan 3 2800 Mechelen
Price:	€ 1.274.000
Ground area:	500 m²
Habitable surface:	788 m²
Facade width:	15.05 m
Number of bedrooms:	1
Construction year:	1997
Cadastral income:	€7191

LAYOUT

:	42.68 m²
:	67.93 m²
Storage Room/Garage:	92.87 m²
Storage Room/Garage:	25.25 m²
:	85.19 m²
:	14.81 m²
:	50.05 m²
:	85.19 m²
Toilet 1:	14.81 m²
Waiting Room:	22 m²
:	36.77 m²
:	46.25 m²
:	37.67 m²
Kitchen:	15.76 m²
Office:	30.24 m²
Living Room With Open Kitchen:	42.68 m²
Bedroom 1:	11.09 m²
Bathroom 1:	6.22 m²
Dressing:	4.57 m²

COMFORT

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

EPC

EPC level:	X
EPC unique code:	31813713

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ADDITIONAL INFORMATION

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