

Investment property with commercial groundfloor and 6 apartments

€ 1.950.000

Chaussée De Haecht 83, 1030
Schaarbeek



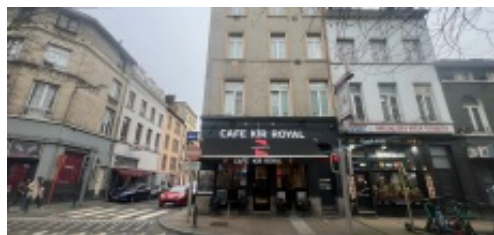
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210 m²



600 m²



Exceptional Investment Property Comprising Two Interconnected Buildings in a Prime Location

Ideally located along the highly visible Chaussée d'Haecht, this versatile investment property consists of two separate yet interconnected buildings, offered and sold exclusively as a single package. The property presents an outstanding opportunity for investors, developers, or owner-occupiers seeking a combination of rental income and future value-add potential.

The main building, fronting the Chaussée d'Haecht, features a commercial ground-floor unit benefiting from excellent exposure and accessibility. This commercial space can potentially be extended into the adjoining building, where the ground floor is officially recognized as an extension of the commercial activity but is currently used as a garage and storage facility.

A separate entrance hall in the main building provides access to the residential section. The first, second, and third floors each comprise two residential units: a studio apartment and a one-bedroom apartment. The current layout of the third floor will require administrative regularization to officially correspond to a single residential unit. The property also benefits from a spacious basement level.

The second building, located in the adjoining side street, has its own private entrance next to the commercial storage area and provides access to a spacious four-bedroom duplex apartment.

While the two buildings are internally connected and currently operate as a unified property, they are in fact two distinct buildings from both a structural and functional perspective and are being sold together as one investment opportunity.

The property would benefit from general refurbishment but offers a solid foundation and significant redevelopment or optimization potential. The residential units are equipped with individual heating systems, and the electrical installations in the apartments of the main building are compliant with current regulations. EPC ratings range from D to G.

The entire main building is currently leased, providing immediate rental income. The duplex apartment in the second building will be delivered vacant upon completion of the sale.

A rare investment opportunity in a sought-after location, within close proximity to public transport, shops, schools, and the city center.

Characteristics

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GENERAL

Address:	Chaussée De Haecht 83 1030 Schaarbeek
Price:	€ 1.950.000
Ground area:	210 m²
Habitable surface:	600 m²
Plot width:	7.85 m
Facade width:	7.85 m
Number of bedrooms:	10
Number of bathrooms:	8
Number of garages:	1
Cadastral income:	€4086

LAYOUT

Commercial Space:	75 m²
Apartment Left:	57 m²
Apartment:	32 m²
Apartment:	50 m²
Apartment:	43 m²
Apartment:	57 m²
Apartment:	32 m²
Commercial Space:	70 m²
Entrance Hall:	15 m²
Basement:	85 m²
Apartment Left:	70 m²
Apartment:	70 m²

COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Pvc

EPC

EPC:	250 kWh/m²
EPC level:	E

ADDITIONAL INFORMATION

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