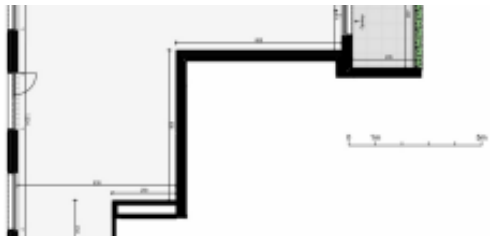
Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

Ground-floor commercial space (121 m²) with terrace in Mechelen-Nekkerspoel!

€ 259.900

Nekkerspoelstraat 280, 2800
Mechelen

121 m²







Looking for the ideal location for your business?
Discover the commercial opportunities within OTTO, a new-build development located between Nekkerspoelstraat and Lakenmakersstraat in Mechelen.

Commercial unit C.0.10 is situated on the ground floor and offers a gross floor area of 121 m². With its flexible layout possibilities, this property presents an attractive opportunity for a wide range of commercial activities.

Key features:
Shell-and-core delivery: fully customisable to suit your business needs and brand identity.
Large windows: plenty of natural light and excellent opportunities for visibility and advertising.
Energy-efficient new build: high-quality insulation and energy-efficient glazing.
Private terrace of 11 m²: a pleasant outdoor space overlooking the green surroundings.
Strategic location: situated in a residential area, within cycling distance of Mechelen city centre and close to major access roads.

Need more space?
The OTTO development also offers larger commercial units of 199 m² and 391 m², each with its own private outdoor space.
An attractive opportunity for a retail shop, office, professional practice or service-based business, subject to the necessary permits and approvals.

Interested? Contact us for more information, floor plans or to arrange a viewing!

Commercial Unit Price Overview
Commercial unit C.0.10 – 121 m²
Selling price: €259,900.00
Land value: €34,245.77 (+ 12% registration duties)
Construction value: €225,654.23 (+ 21% VAT)
Total purchase price including taxes: €311,396.88

Commercial unit C.0.11 – 199 m²
Selling price: €369,900.00
Land value: €49,319.93 (+ 12% registration duties)
Construction value: €320,580.07 (+ 21% VAT)
Total purchase price including taxes: €443,140.21

Commercial unit D.0.1 – 391 m²
Selling price: €720,800.00

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Nekkerspoelstraat 280, 2800
Mechelen

121 m²

Land value: €95,899.11 (+ 12% registration duties)
Construction value: €624,900.89 (+ 21% VAT)
Total purchase price including taxes: €863,537.08

Characteristics

GENERAL

Address:	Nekkerspoelstraat 280 2800 Mechelen
Price:	€ 259.900
Habitable surface:	121 m²
Facade width:	13.34 m
Construction year:	2026
Cadastral income:	€0

LAYOUT

Commercial Space:	121 m²
Terrace:	11 m²

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:	No
Subdivision permit:	Requested
Flood-sensitive area:	Not located in a flood-prone area