

Investment property

Avenue Charles Quint 4, 1083 Ganshoren

Reference: 4333 | Investment property

€395.000



101 m²



132 m²



2



2

lying in a vibrant neighborhood with excellent accessibility, this yield property offers a unique opportunity for investors. The building consists of three separate entities:

Ground floor: a leased commercial space of approx. 40 sqm with access to a small, cozy garden ideal for a liberal profession or convenience store.

First and second floor: an apartment of about 50 m² each with 1 bedroom. These units offer a solid base but require some refreshment, which immediately also offers opportunities for value creation.

The current rental income already provides an attractive return. The strong location, separate meters for utilities and the existing rental regime make this a stable and future-oriented investment.

Split entities with individual access

Garden on the ground floor

Interesting rental income

Renovation possibilities with added value over time

A building with potential perfect for those looking for a profitable investment with growth potential.

Pictures





Details

Financial

Price	€395.000
Available	Lease contract to respect
Cadastral income (non-indexed)	€1.422,00

Building

Year built	1936
Condition	To be renovated
Habitable area	132 m ²
Constructed area	150 m ²
Roof type	Concrete roof

Ground

Ground area	101 m ²
Terrace	Yes, 6 m ² , North

Interior

Ground

Surface Groundfloor	40 m².
	28 m². Tiles
	6 m². Tiles
Terrace 1	6 m².
	40 m².

First floor

Surface 1 Floor	50 m².
	16 m². laminate
	5 m². Sink, Extractor, , . laminate
	14 m². laminate
	8 m². Shower, Wall tiles, Washbasin, Toilet. Tiles
Terrace 1	

Second floor

Surface 2 Floor	50 m².
Hall	6 m².
	16 m². carpeting
	6 m². Gas hatch, , . laminate
	8 m². Bathroom, Toilet, Washbasin. vinyl
Terrace 1	3 m².

Rez-de-chaussée : commerce – 40 m² Loué : 1.010 € - Gelijkvloers : commercieel : 40 m² verhuurd € 1.010 + tous les trois mois €145 pour l'eau Ap = partement 1er étage – 50 m² Loué : 760 € + tous les trois mois €72.50 pour l'eau € de charges par trimestre pour l'eau - App 1 ste verdieping : 50m² verhuurd € 760 + €72,50 lasten per trimester

voor waterAppartement 2e étage – 50 m² Loué : 730 € + 72,50 € par trimestre pour l'eau - App 2 de verdieping :
50m² verhuurd € 700 + € 72 per trimester voor waterRevenu locatif annuel : 30.000 € - jaarlijkse opbrengst
€30.000

Energy

Heating	Individual Central heating on gas
Windows	Single glazing pvc
Electricity certification	Yes, not-conform

Urban

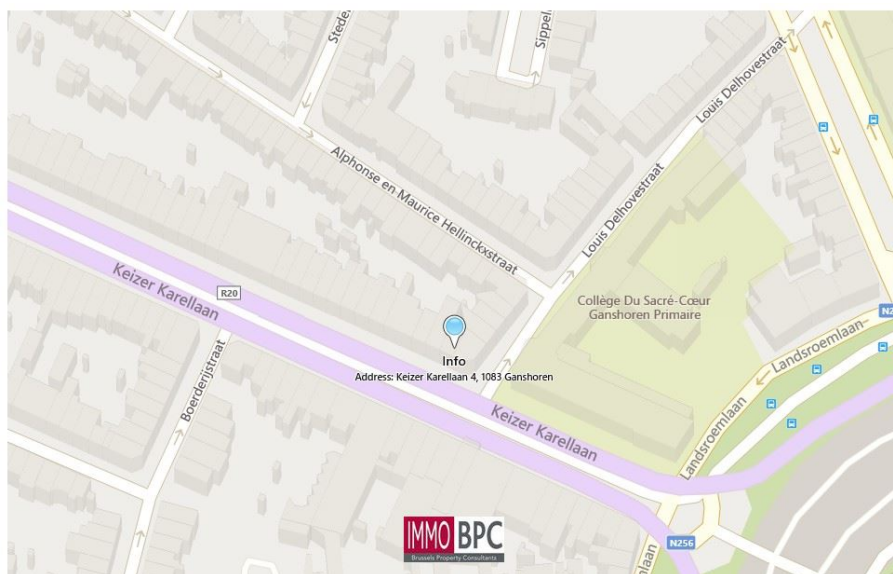
Destination	Not yet requested
Summons	Not yet requested
Preemptive Rights	Requested
Permit	Yes
Allotment permit	Yes

EPC

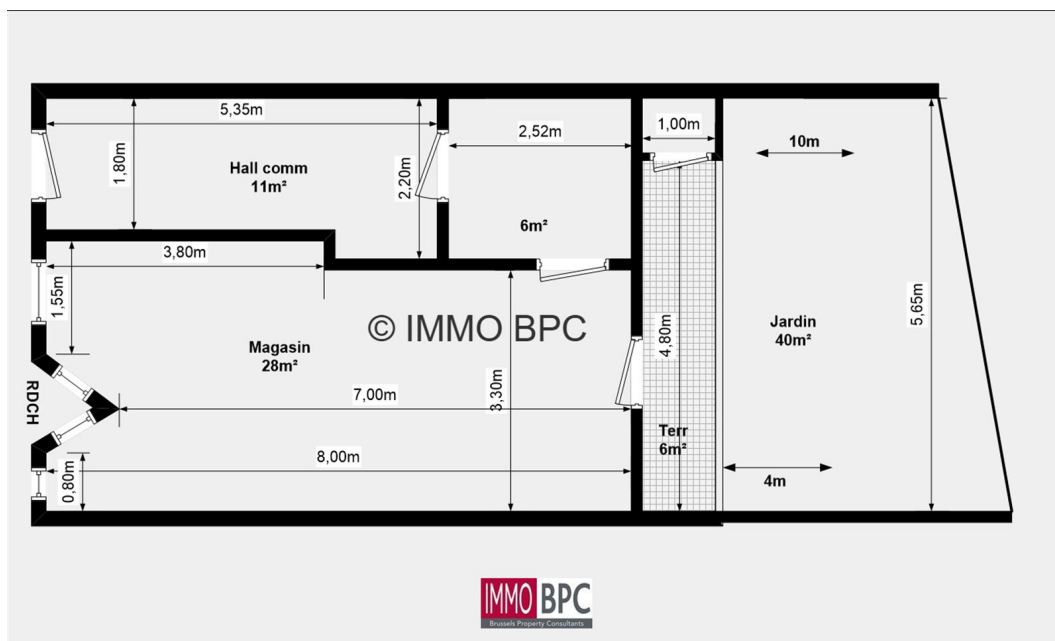
EPC label	
-----------	---

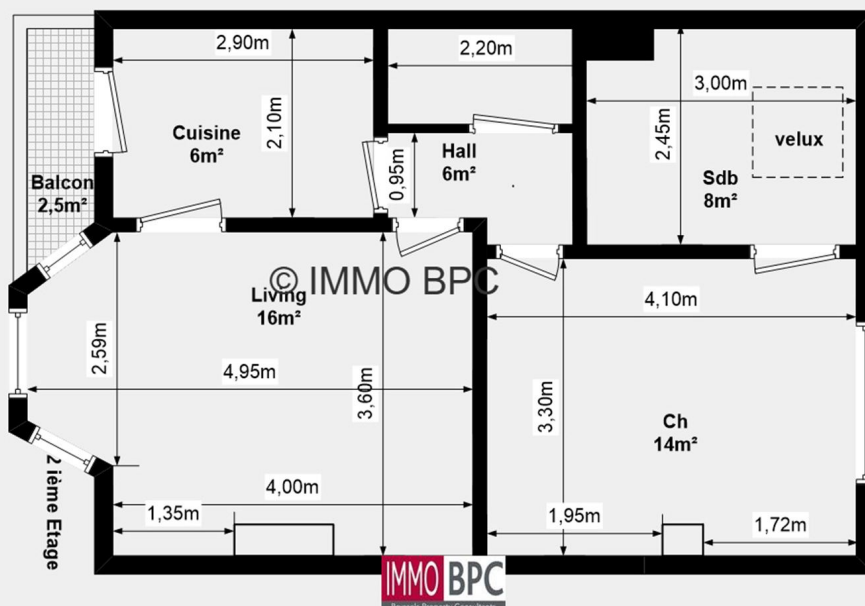
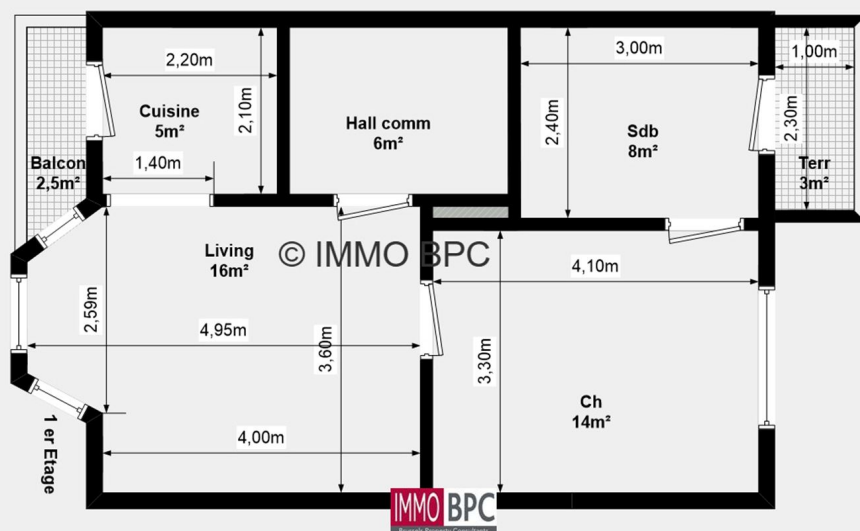
Location and surroundings

Address: Avenue Charles Quint 4, 1083 Ganshoren



Floor plan(s)





Interested in this property?

Your IMMO BPC agents are happy to help you!

Tel: +32 2 420 00 28

Email: info@immobpc.be



The above information is given without obligation and for information purposes only. All offers are subject to errors, previous sales, price changes or oblivion. All rights reserved. Reproduction in whole or in part without the written consent of IMMO BPC is prohibited.

IMMO BPC

Avenue Charles Quint 114, 1083 Ganshoren (Brussels)

+32 2 420 00 28 | info@immobpc.be

www.immobpc.be

