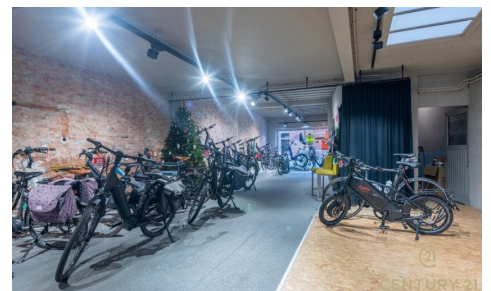


## FOR SALE - INDIVIDUAL SHOP

€ 379.000

Steenweg op Mol 6., 2360 Oud-Turnhout

Ref. 3014 AK



Availability: tbd with the tenant

Surf. Living: 530m<sup>2</sup>

Surf. Plot: 373m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

Unique Opportunity: Multifunctional Commercial Property in the Heart of Oud-Turnhout

Are you looking for an exceptional investment or a new location for your business? This spacious commercial property, located on a busy provincial road in the heart of Oud-Turnhout, offers everything you need. Its visibility and accessibility make it a dream location for entrepreneurs, while the potential for residential space on the upper floors adds to its versatility. With a strategic location in a busy commercial area, surrounded by other successful businesses and a constant stream of passers-by, this property offers excellent visibility.

The property is extremely flexible in use and suitable for various commercial activities. In addition, the upper floor can easily be converted into comfortable living space, making it ideal for entrepreneurs who want to combine living and working, or for rental purposes. For investors, this property also offers interesting opportunities, as it is currently leased and provides an immediate stable rental yield.

With a generous floor area, this commercial property is perfect for a variety of uses, from retail and hospitality to offices or showrooms. Its central location in Oud-Turnhout also provides excellent access to surrounding towns and villages. The prominent location along a busy road attracts many passers-by and potential customers on a daily basis.

Are you ready to invest in your future? Do not hesitate and contact us today for a viewing. This unique property offers an unparalleled opportunity to make your dreams come true. Seize this opportunity to invest in a versatile property with endless potential!

**Option (no obligation) to take over the clean company in which the property is currently held. If interested, let us inform you about the advantages.**

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## FINANCIAL

Price: € 379.000,00

VAT applied: No

Available: Tbd with the tenant

Land registry income: € 1.447,00

Investment property: Yes

## BUILDING

Surface: 530,00 m<sup>2</sup>

Fronts: 2

Construction year: 1960

State: Good state

Number of floors: 2

Width showcase: 6,00 m

Main area: 375 m<sup>2</sup>

Front width: 6,00 m

Orientation facade: South-west

## COMFORT

Handicap friendly: Yes

## LOCATION

Environment: Central, commercial environment

School nearby: Yes

Shops nearby: 5m

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 373,00 m<sup>2</sup>

Orientation terrace 1: South-west

## LAYOUT

Commercial space: Yes

Toilets: 2

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

## ENERGY

EPC code: NIET EPC-PLICHTIG

EPC class: F

Electricity certificate: No

Heating: Individual

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
28/12/2024

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: B

P-score: B

Summons: No

Servitude: No