

FOR SALE - MULTI-PURPOSE BUILDING

Grote Markt 45, 2300 Turnhout

€ 450.000

Ref. 3053 AK



Availability: at the contract

Surf. Living: 324m²

PEB/EPB: 360kwh/m²/j

Surf. Plot: 258m²

Neighbourhood: commercial
environment

DESCRIPTION

RARE OPPORTUNITY ON TURNHOUT'S ICONIC GROTE MARKT - COMBINE LIVING AND WORKING AT A PRIME LOCATION!

Looking for a unique property that offers character, space, and an unbeatable location? This exceptional building on the renowned Grote Markt of Turnhout could be exactly what you've been searching for.

The **ground floor commercial space of approx. 225 m²** provides the perfect foundation to launch or grow your dream business – whether it's retail, hospitality, or a creative enterprise. With **wide storefront windows and large street-facing glass panels**, your business will enjoy optimal visibility and natural light. A **spacious terrace** is also possible, further enhancing the potential of this prime location.

Above the shop, you'll find **approx. 200 m² of living space** across the upper floors – a blank canvas ready to be renovated or refreshed entirely to your taste. Ideal for living above your business, developing rental units, or taking on a characterful renovation project in the heart of the city.

Roll up your sleeves and transform this property into a gem - a stylish live-work concept in one of Turnhout's most beautiful and vibrant locations.

Endless potential – let your creativity take the lead!

Location: Grote Markt, heart of Turnhout

Commercial space: approx. 225 m²

Residential area: approx. 200 m²

☐ **Authentic façade, large windows, terrace potential**

Check out the floor plans at echovastgoed.be

Seize this rare opportunity to make your dream combination of business and living a reality - right in the historic center of Turnhout.

FINANCIAL

Price: € 450.000,00

VAT applied: No

Available: At the contract

Investment property: Yes

BUILDING

Surface: 324,00 m²

Fronts: 2

Construction year: 1950

State: To be renovated

Number of floors: 2

Width showcase: 7,50 m

Main area: 250 m²

Front width: 7,50 m

Type roof: Point roof

Orientation facade: South-west

LOCATION

Environment: Commercial environment, city Center

School nearby: 20m

Shops nearby: 1m

Public transport nearby: 1m

Sport center nearby: 25m

TERRAIN

Ground area: 258,00 m²

Orientation terrace 1: South-west

LAYOUT

Commercial space: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

COMFORT

Handicap friendly: No

Elevator: No

SPECIFIC AREA

Restaurant: Yes

Toilettes M/W: Yes

ENERGY

EPC score: 360

EPC code: 20250618-0003627614-RES-1

EPC class: C

Double glazing: Yes

Windows: Thermal aluminium

Heating type: Gas

Heating: Individual

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
27/06/2025

Intimation: No legal correction or administrative measure imposed

Servitude: No