

For sale - Individual shop

1500 Halle

€ 260.000**Ref. 7256985**Surf. Living: 160m²

Neighbourhood: central

Description

Discover this versatile commercial property, perfectly located on the main street of the vibrant city centre. With an average of 5,500 pedestrians passing by each day, the property enjoys exceptional visibility and a prime commercial position. The ground floor offers a spacious retail area, perfectly suited for a wide range of commercial activities. The high foot traffic makes it an ideal location for entrepreneurs who want to maximise visibility. At the back, you'll find a practical workshop area, ideal for storage, an atelier, or an extension of the retail space. A small courtyard completes the layout. The upper floor requires renovation but offers strong potential. It can be converted into a fully equipped apartment, ideal for personal use. It can also function as a workshop, office space, or support area for the business below. This commercial property combines a strategic location with flexibility and growth potential. A strong opportunity for entrepreneurs and investors looking for a commercial site with proven foot traffic and long-term possibilities.

Financial

Price: € 260.000,00

Building

Surface: 160,00 m²

Fronts: 2

State: To be refreshed

Number of floors: 2

Orientation facade: East

Energy

EPC code: 20240929-0003392202-KNR-1

EPC class: C

Double glazing: Yes

Location

Environment: Central, commercial environment

School nearby: 400m

Shops nearby: 140m

Public transport nearby: 230m

Sport center nearby: 600m

Layout

Toilets: 1

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Flooding area: Potential flood area

G-score:  D

P-score:  D