

FOR SALE - MULTI-PURPOSE BUILDING

€ 320.000

Houtbriel 19, 9100 Sint-Niklaas

Ref. 7890946



Availability: at the contract

Surf. Living: 180m²

PEB/EPB: 285kwh/m²/j

Surf. Plot: 80m²

Neighbourhood: Market

DESCRIPTION

In the center of Sint-Niklaas, near the Grote Markt, we are offering this leased commercial property on Houtbriel. It consists of a ground-floor retail space and a spacious 2-bedroom duplex apartment above it, with separate entrances for the retail space and the residential unit. The property is fully leased and generates rental income from day one, yielding a gross return of approximately 6% on the asking price.

Highlights:

Central location, close to the Grote Markt, with shops, restaurants, and public transportation nearby.

Two separate tenants and separate entrances.

Property tax for the commercial portion is passed on to the tenant.

Apartment with upside potential after renovation

EPC rating: C

FINANCIAL

Price: € 320.000,00

Available: At the contract

Land registry income: € 666,00

Indexed land registry income: € 1.495,00

Land tax: € 642,67

Investment property: Yes

BUILDING

Surface: 180,00 m²

Fronts: 2

State: Minor renovation

Orientation facade: North

ENERGY

EPC score: 285

EPC class: C

LOCATION

Environment: Market, commercial environment

TERRAIN

Ground area: 80,00 m²

Orientation terrace 1: South

PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Flooding area: Not located in flood area

PARKING

Parkings inside: No