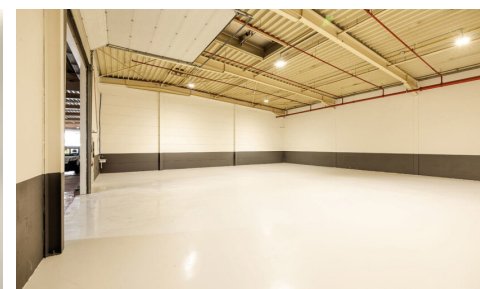
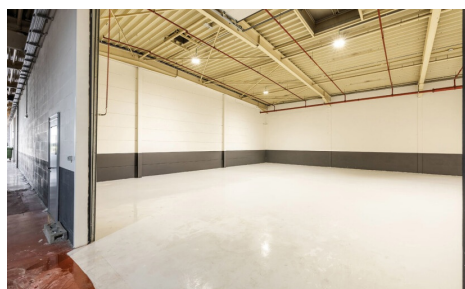
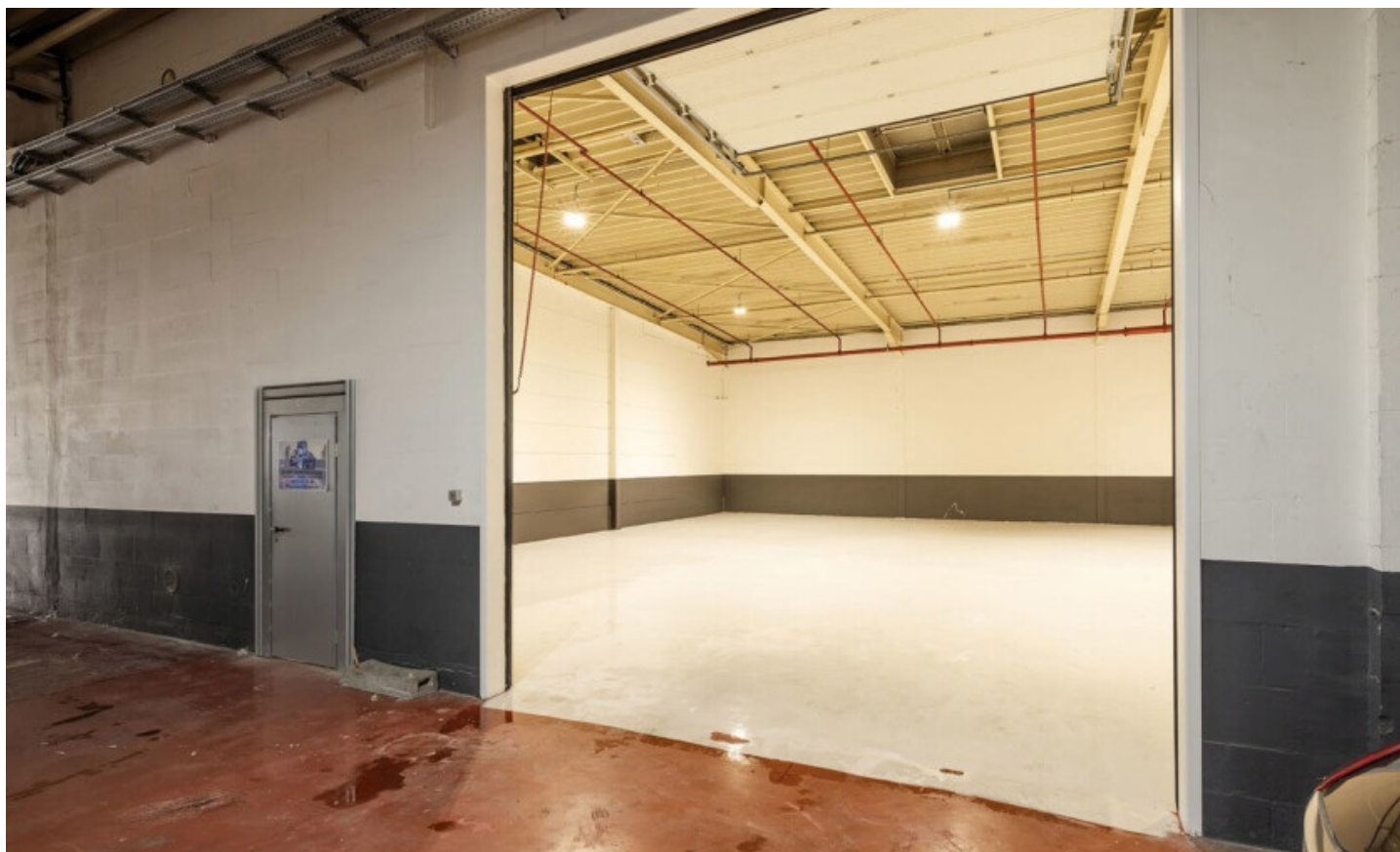


## FOR SALE - SME-UNIT

Bazelstraat 250, 9150 Kruibeke

**€ 293.965**

**Ref. Unit 27 Ticoon koop**



Availability: immediately

Surf. Living: 227m<sup>2</sup>

Surf. Plot: 227m<sup>2</sup>

## DESCRIPTION

### Location and accessibility

Prime location along N419 with excellent connections:

- Just 5.3 km from E17 highway
- Bus stop at 20 m
- Smooth access to the town center
- On-site parking for staff and visitors

### Layout and finishes

- Total area: 227 m<sup>2</sup>
- Clear height of 6 meters
- Sectional gate (4.2 m x 4 m) + separate access door
- Durable concrete floor
- Option to create office space inside

### Technical specifications

- Power supply: 220V + 380V
- Rainwater connection available
- Shared sanitary facilities
- Heating and internet connection possible

### Security and infrastructure

- Enclosed site with gate
- CCTV surveillance & night lighting
- Solar panels installed
- Well-insulated with sandwich panels

### Condition and maintenance

- Recently renovated
- Dry and secure unit
- Properly maintained

### Flexibility and expansion

- Possibility to combine with adjacent units
- Sale with delayed purchase option negotiable
- Suitable for various business uses

For sale directly from the owner: Hertsens Vastgoed

Not suitable for car-related activities.

beheer@hertsens.eu | 03 250 12 23

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## FINANCIAL

Price: € 293.965,00

Available: Immediately

## BUILDING

## TERRAIN

Ground area: 227,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Surface: 227,00 m<sup>2</sup>

Fronts: 2

State: Good state

Gas: Yes

Water: Yes

## **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: A

P-score: C

## **PARKING**

Parkings outside: Yes

Parkings inside: No