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MIXED-USE BUILDING - COMMERCIAL GROUND FLOOR + 5 APARTMENTS

Rue de Namur 12, 1300 Wavre

Reference	7557462
Price	€ 425.000
Ground surface	74m ²
Living surface	227m ²
Bedrooms	5
Bathrooms	5

Description

Just a stone's throw from the centre of Wavre, discover this mixed-use building consisting of a commercial ground floor and five studio units on the upper floors. Ideal investment opportunity!

The property comprises a **commercial ground floor of approximately 70 sqm**, currently leased to a hairdresser.

On the upper floors, there are **four well-designed studios** with **separate shower rooms** and **mezzanines**, as well as a **pleasant duplex apartment**.

The building is **well maintained** (EPC rating between **C and D**, **compliant electrical installation, double glazing, smoke extraction system in the common areas**, etc.).

Current rental income:

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Commercial unit: **€525**

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1st floor - Front: **€390**

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Duplex 1st/2nd floor - Rear: **€470**

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2nd floor - Front: **€383**

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3rd floor - Front: **€430**

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3rd floor - Rear: **€375**

???? Total monthly rental income: €2,573

→ A must-see property!

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Essential info

Reference	7557462
Type	House
Ground surface	74m ²
Living surface	227m ²
Year of construction	1940
Availability	Immediately

Required info

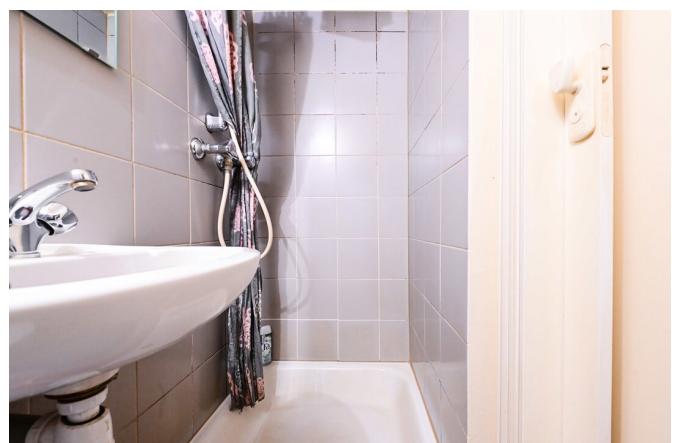
EPC Value	211
EPC Label	C
Urban planning destination	Unknown
Urban planning permit	Unknown
Subdivision permit	Unknown
Summons	Unknown
Court decision	Unknown
Right to sell	Unknown
O-Level	Not located in flood area

Layout

Toilets 5

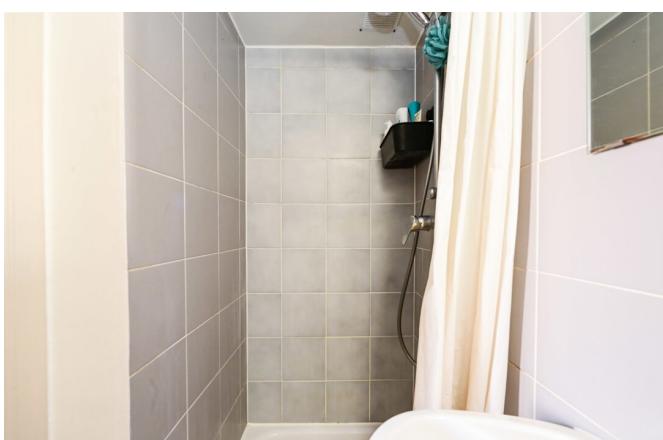
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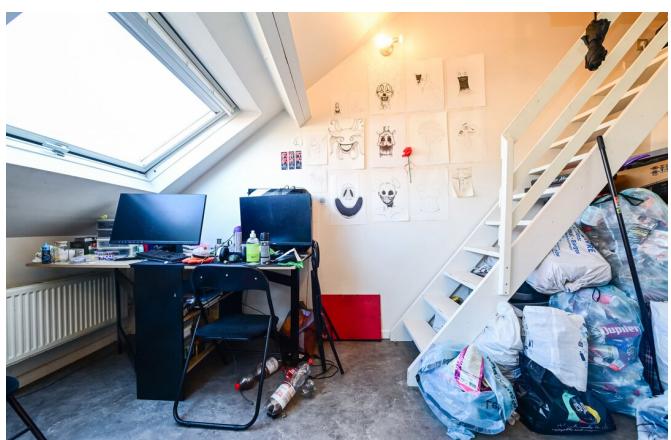
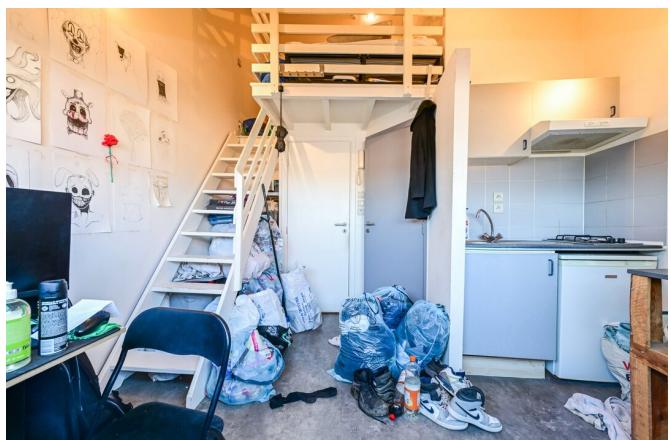
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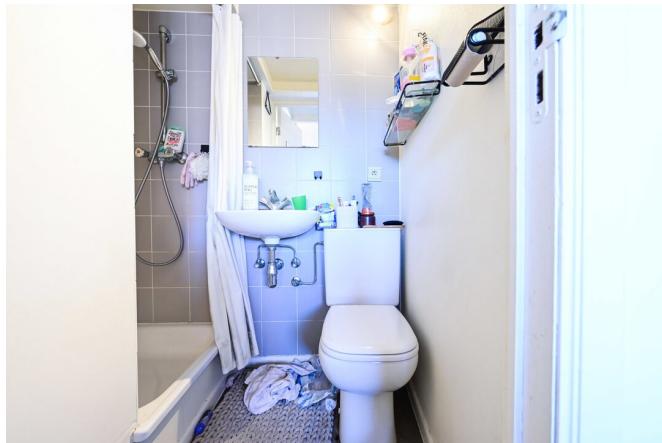
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Interested in this estate?

Contact us for more information



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