



## MIXED-USE BUILDING – COMMERCIAL GROUND FLOOR + 5 APARTMENTS

Rue de Namur 12, 1300 Wavre

# FIERCE

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Reference	7557462
Price	€ 425.000
Ground surface	74m <sup>2</sup>
Living surface	227m <sup>2</sup>
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**

•

3rd floor – Front: **€430**

•

3rd floor – Rear: **€375**

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

**→ A must-see property!**

## Essential info

<b>Reference</b>	7557462
<b>Type</b>	House
<b>Ground surface</b>	74m <sup>2</sup>
<b>Living surface</b>	227m <sup>2</sup>
<b>Year of construction</b>	1940
<b>Availability</b>	Immediately

## Required info

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

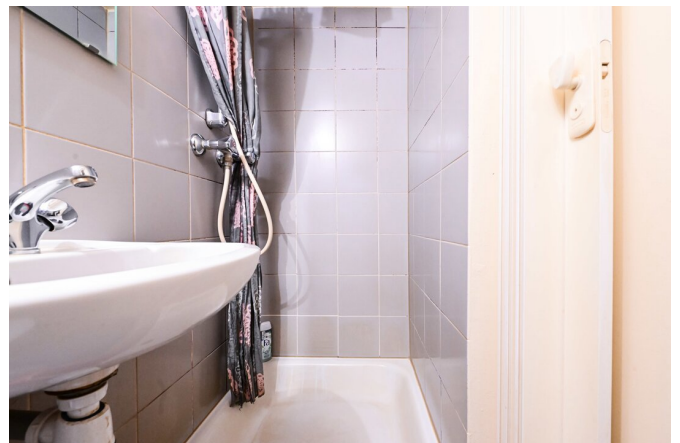
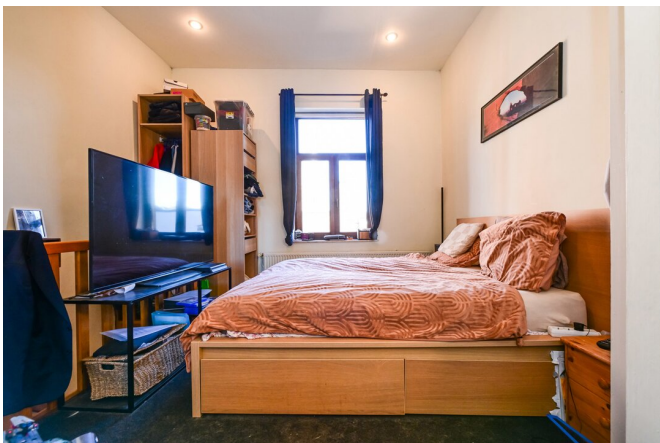
## Layout

**Toilets** 5



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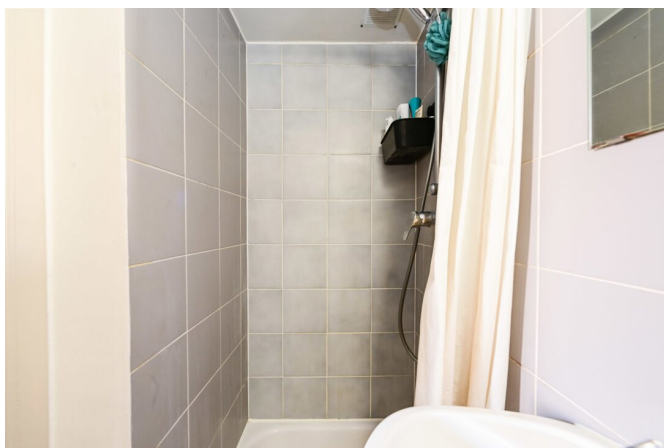
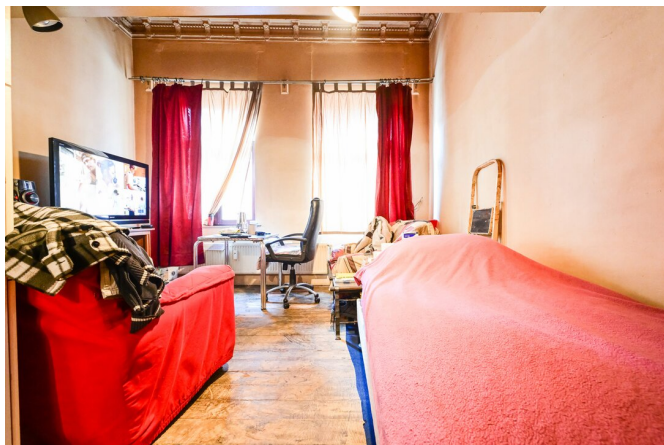
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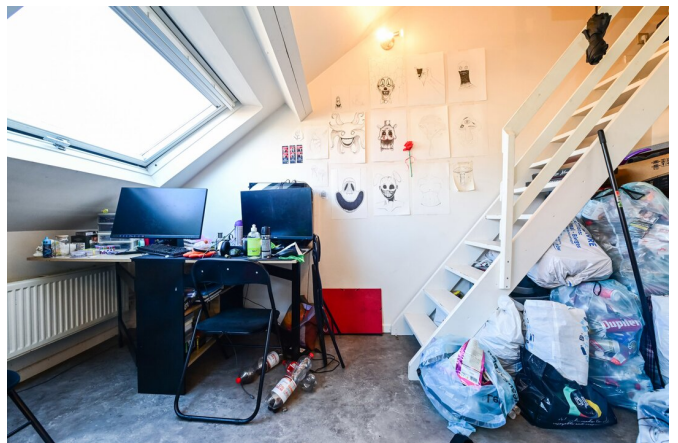
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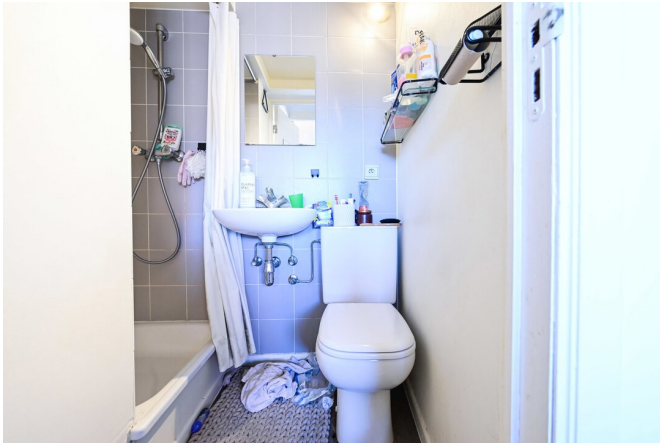
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## Interested in this estate?

Contact us for more information



### Noah Todaro

Real estate advisor - IPI 800.066

- T. +32 492 40 78 05
- E. [noah@fierceimmo.com](mailto:noah@fierceimmo.com)



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