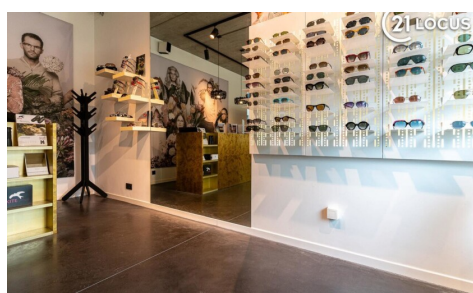


FOR SALE - SHOP

Bazelstraat 299E, 9150 Kruibeke

€ 795.000

Ref. 7190065



Garages: 1

Availability: tbd with the
owner

Surf. Living: 250m²

Surf. Plot: 1273m²

Neighbourhood: Free sight

PEB/EPB: 184kwh/m²/j

DESCRIPTION

Looking for an investment opportunity or a business with character? This spacious commercial space is located in the heart of Kruibeke and offers everything an entrepreneur seeks – and more. Adjacent to it is a comfortable residence, ideal for combining living and working.

Impressive Commercial Space

Ground-floor commercial area of approximately 150 m², with strong street visibility – perfect for a shop, workshop, office, or liberal profession.

Large windows and a spacious façade, excellent for display & customer engagement.

Layout provides space for a showroom, storage, and potential workspace; flexible to adapt to your activity.

Added advantage: 6 private parking spaces available – great convenience for customers, staff, or deliveries.

Residence Adjacent to the Commercial Space

Residence of approximately 90 m² with 1 bedroom, quietly located behind the commercial area.

Equipped with essential comforts: living room, kitchen, bathroom – a practical and pleasant private space next to the bustling business life.

Location & Accessibility

Located in Kruibeke, with a good position in terms of traffic and visibility.

Close to amenities such as shops, public transport, schools; accessible for both customers and residents.

Parking is not an issue thanks to the available parking spaces; this enhances the attractiveness for commercial use.

Ideal For:

Entrepreneurs or freelancers who want to expand their business in a central location and live close to their business.

Those seeking return: utilize the commercial space and live in the residence or rent/split it.

Investors with vision: this property combines commercial potential with living comfort.

FINANCIAL

Price: € 795.000,00

Available: Tbd with the owner

Liberal profession possible: Yes

BUILDING

Surface: 250,00 m²

Fronts: 4

Construction year: 2010

State: Very good state

Floor: 1

Number of floors: 1

Main area: 240 m²

Front width: 12,00 m

Type roof: Flat roof

Orientation facade: South-east

COMFORT

Handicap friendly: Yes

Alarm: Yes

LOCATION

Environment: Free sight, central

School nearby: 500m

Shops nearby: 200m

Public transport nearby: 10m

Highway nearby: 2.000m

Train station nearby: 3.000m

Sport center nearby: 1.000m

TERRAIN

Ground area: 1.273,00 m²

Orientation terrace 1: South-west

LAYOUT

Kitchen: 12,00 m², hyper equipped

Storage: 6,00 m²

Bathroom type: Shower

Toilets: 2

TECHNICS

Elevator: No
Air conditioning: Yes
Pool: No

ENERGY

EPC score: 184
EPC code: 0003694621
EPC class: B
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Condensation
Heating: Individual

Electricity: Yes
Phone cables: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Extension living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: Yes
Intimation: No - no legal correction or administrative measure imposed
G-score: A
P-score: C
Water-sensitive open space area: No
Summons: No

PARKING

Garage: 1
Parking cars: 6
Parkings outside: Yes