

ROYALE 180 / Invest 1.026 m² retail + vacant



Characteristics of the property

Name	ROYALE 180
Address	rue Royale 180
Town	1000 Bruxelles
Flood zone	not located in a flood zone
Year of construction	1995
Price range	From 295.000 € to 28.650.000 €
Surface area range	From 127 m ² to 12.148 m ²
Number of floors	9
Unit(s) type	Offices, Retail
Soil certificate	Yes
Elevator	Yes
Heating type	Gas
Air conditioning	Yes
Indoor parking	Yes

Property features

Reference	ROYALE 180 / Invest 1.026 m ² retail + vacant
Address	rue Royale 180 1000, Bruxelles
Sales price	2.500.000 €
Type of units	Retail
Total surface area (m ²)	1.026 m ²
Disabled access	Yes
Available	at the contract
Access control	Yes
Number of indoor parking(s)	5
Yield (%)	6,39
Yearly income	159.635 €
Business activity of tenant	3 different tenants - Vacant area of 279 m ²
Toilets	private

Description

****DIRECT FROM THE OWNER **** - Excellent investment opportunity. 7 retail (air conditioning, false ceiling, ventilation...) premises with a total of 1.026 m² (ground floor + mezzanine) in a mixed-use building on Rue Royale. Real potential for upgrading as it is located opposite the new Corinthia Grand Hotel Astoria Brussels, the capital's most luxurious luxury hotel, which opened its doors at the end of 2024.

5 shops (747 m²) and 1 indoor car park are occupied by 3 tenants, generating total annual income of 96.035€.

Two shops/offices : COM0.04 totalling 127m², of which 70m² are on the ground floor and 57m² on the 1st floor, and COM0.03 totalling 152m², of which 59m² are on the ground floor and 93m² on +1.5 level, are currently available for lease. COM0.04 is intended for a liberal profession as it has no shop window. COM0.03 for commercial purposes and/or as an office. Expected rental income: 55.600€.

4 other indoor parking spaces are included (expected rent: 2.000€/pkg/year).

Possibility of additional parking spaces.

Total rental income: 159.635€/year. Gross yield: 6,39% (incl. the vacant unit). Charges and taxes paid by tenants.

This mixed-use "Royale 180" comprises office, retail and archive space, flats and car parks.

It is well served by public transport: "Central" and "Congres" stations are within walking distance. Metro (Botanic), Tram (92 and 93) and Bus (65 and 66) 100 metres away. Villo station in front of the door.

For more information, please contact Vincent Schobbens by email (vs@sodim.co). (Ref : ROYALE 180 - invest retail)

Contact

Vincent Schobbens

CEO

vs@sodim.co

SODIMCO S.A.

Ch. de Louvain 431F

B-1380 Lasne



info@sodim.co



Non contractual document

BE0419651494

