



Aldestraat 55, 3500 Hasselt

AAA location within the small ring, in the city center of Hasselt! At the request of the owner and out of respect for the privacy of the tenants, we only provide more info in a personal meeting at the office, thank you for your understanding. We will gladly provide you with a customized return simulation that takes into account the rental return, the added value and the financial leverage in function of the investment period. You can always contact us for this at +32 89 73 01 01.

BUILDING CHARACTERISTICS

General:

- 1 commercial building, 3 apartments and 5 studios
- Year built: 1850 and 1952
- Renovation 1998: conversion of 2 houses into 3 apartments, 2 studios and 4 rooms (licensed)
- Renovation 2004: internal conversion, converting 4 rooms and a kitchen into 3 studios (licensed)
- External joinery: Wood, double glazing
- Central heating on natural gas with radiators and individual electric heating (accumulators)
- Individual meters
- Domestic water is heated by electric water heaters
- 9 kitchens installed and 8 bathrooms installed

Basement (approx. 87m²):

Ground floor (approx. 344m²):

1 commercial property
1 studio

Floor 1 (approx. 270m²):

4 studios
2 duplex apartments

Floor 2 (approx. 201m²):

1 apartment

Attic (approx. 23m²):

COST

Sales price excl. costs: € 1.150.000,-

Current rental value: € 74.640,- per year (to be indexed)

KI: € 9.232,-

Block policy: € 2,139.36 per year

For sale under the system of registration fees



Facts & Figures

Address Details

address Aldestraat 55
 3500 Hasselt

Financial information

price excl. cost € 1.100.000
cadastral income € 9.226

Technical information

year of construction	1850	epc	164 kwh/m ²
year of renovation	2004		
plot size	342 m ²		
g-score	a		
p-score	a		
o-level	not located in flood area		
worg	no		

