



Investment property in Genk center: 2 apartments and rented commercial property!

Molenstraat 38, 3600 Genk

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This versatile property in the heart of Genk offers an excellent investment opportunity. On the first floor there is a rented commercial space, which provides immediate returns. Above this you will find two modern apartments, each with a spacious sun terrace. Located in a prime location, surrounded by stores, restaurants and public transportation, this is a unique opportunity!

LAYOUT:

On the ground floor is the entrance hall for the two apartments, as well as a commercial ground floor (107 m²) with a separate entrance and a shop window that ensures optimal visibility.

Floor 1 houses the first apartment (145 m²). Here you will find an entrance hall with storage room and a guest toilet. The living room has a cozy sitting area and opens onto a spacious terrace. Adjacent is an open kitchen with a dining room.

On floor 2 of the same apartment, the entrance hall leads to a separate toilet, a first bedroom with an ensuite bathroom, and a second room that can be used as a bedroom or office with additional storage or archive. There is also a second terrace here.

Floor 3 houses the second apartment (98 m²), where an entrance hall with storage room and guest toilet opens onto a living area with kitchenette and access to a terrace. In addition, this apartment has a bedroom and a bathroom.

Finally, on floor 4 of this second apartment is a second bedroom with an additional terrace.

Translated with DeepL.com (free version)





Facts & Figures

Address Details

address Molenstraat 38
3600 Genk

Financial information

Technical information

year of construction	2010	bedrooms	4
plot size	128 m ²	bathrooms	2
habitable living space	350 m ²	epc	108 kwh/m ²
garden orientation	south		
extra	lift		
g-score	d		
p-score	d		
o-level	class d (medium probability under current climate)		