



# Commercial space (271m<sup>2</sup>) with parking on a strategic location in Lanaken!

*Molenweideplein 96 - 1, 3620 Lanaken*

# Commercial space (271m<sup>2</sup>) with parking on a strategic location in Lanaken!

*This energy efficient commercial space (EPC label B) of 271 m<sup>2</sup> is located in a prime location on the Molenweideplein, in the center of Lanaken. The property was previously used as a bank branch and is therefore already equipped with a high-quality office finish. This offers companies the ideal opportunity to occupy a professional space in a strategic location, within walking distance of the center of Lanaken and with ample parking facilities nearby. Common costs are €170 per month.*

## **LAYOUT**

This commercial space features a separate entrance hall, a trash room, open office space, three separate office spaces, a kitchenette, two restrooms including one for the disabled, a built-in safe and various storage spaces.

## **FINISH**

The space has a flexible layout and can be fully customized to meet the specific needs of your business. Both the workspace and the facilities can be designed to your liking.

In addition, the space is air-conditioned.







# Facts & Figures

## Address Details

**address** Molenweideplein 96 - 1  
3620 Lanaken

## Financial information

**price excl. cost** € 365.000  
**registration fees apply** yes  
**cadastral income** € 2.106

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## Technical information

**year of construction** 2010  
**habitable living space** 271 m<sup>2</sup>

**extra** alarm system, fire detection, airconditioning system  
**g-score** d  
**p-score** d  
**o-level** not located in flood area  
**worg** no