



# Commercial building (879m<sup>2</sup>) on a plot of 1,888m<sup>2</sup> located in a convenient location!

*Weg naar Zutendaal 2, 3630 Maasmechelen*

# Commercial building (879m<sup>2</sup>) on a plot of 1,888m<sup>2</sup> located in a convenient location!

*This commercial building of 879 m<sup>2</sup> is located in an excellent location in Maasmechelen on a plot of 1,888m<sup>2</sup>, just a few minutes from the freeway. It is a commercial space previously used as a multipurpose gym with a physiotherapy practice. The building underwent a complete renovation in 2020. The space has a flexible layout and offers numerous possibilities, as well as ample parking.*

## TROEVEN:

- Good visibility
- Ample parking
- Renovated in 2020
- A few minutes away from the E314
- Good accessibility
- Double glazing
- Polished concrete floor covered with vinyl, parquet and artificial grass
- Kitchenette (2x)
- Sanitary facilities
- Shower rooms
- Air conditioning

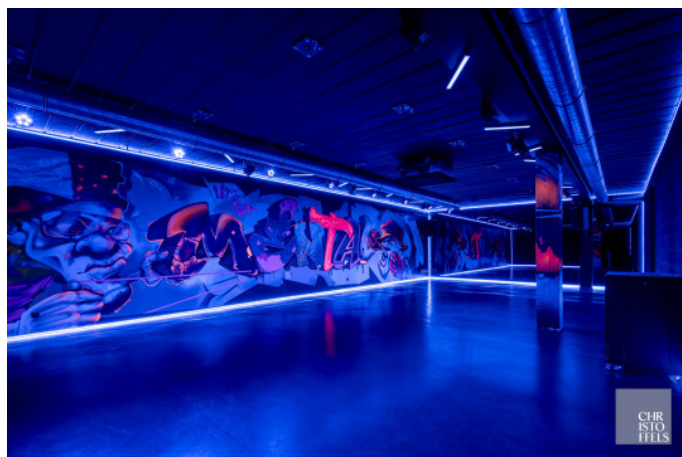




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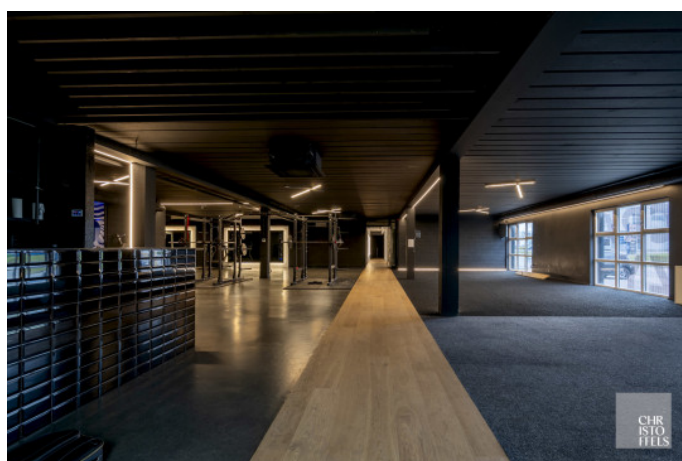
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# Facts & Figures

## Address Details

**address** Weg naar Zutendaal 2  
3630 Maasmechelen

## Financial information

**price excl. cost** € 950.000  
**registration fees apply** yes  
**cadastral income** € 5.686

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## Technical information

**year of construction** 1986  
**plot size** 1.888 m<sup>2</sup>  
**habitable living space** 879 m<sup>2</sup>

**extra** airconditioning system  
**g-score** a  
**p-score** b