



Moderne kantoorruimte van 104m² in Lanaken centrum!

Stationsstraat 155, 3620 Lanaken

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This centrally located commercial property of 104 m² at Stationsstraat 155 in Lanaken is within walking distance of various shops and restaurants. Thanks to its practical layout and nearby parking facilities, the property offers numerous possibilities for different commercial activities. Additionally, you benefit from a right of use for one parking space at the rear of the residence.

Layout and Finishing

This commercial property is currently used as office space and features a high-quality finish with a predominantly open layout. The space includes an open office area, a separate meeting room, a utility room with kitchenette, a practical storage room, and two toilets. Sanitary facilities and a kitchenette are available, making the property immediately suitable for various professional activities.

Furthermore, the property includes a crawl space.

Heating is provided by infrared panels installed in the ceiling, ensuring efficient heat distribution and allowing individual control of different areas.

The property was recently renovated. During the renovation, the kitchenette and heating system were renewed, and new lighting and a home automation system were installed.





CHRISTOFFELS



CHRISTOFFELS

Facts & Figures

Address Details

address Stationsstraat 155
3620 Lanaken

Financial information

price excl. cost € 189.000
registration fees apply yes
cadastral income € 956

Technical information

year of construction	1992	heating	elektrische verwarming, infraroodpanelen
year of renovation	2022	epc	316 kwh/m ²
habitable living space	104 m ²		
external woodwork	pvc, dubbele beglazing		
extra	fire detection, domotics system		
g-score	a		
p-score	a		
o-level	klasse a (geen kans)		
o-level	niet gelegen in een overstromingsgevoelig gebied		
worg	no		