



**Commerce**  
34m<sup>2</sup>  
Luxembourg-Gare

**360 000€**

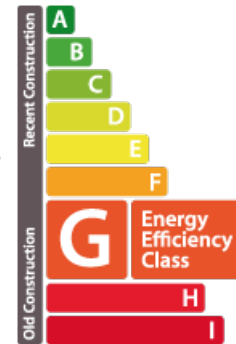


## DESCRIPTION

Commercial property for sale on Boulevard d'Avranches, in Luxembourg city center, on one of the capital's busiest and most visible thoroughfares, a stone's throw from the viaduct. This exceptional location benefits from a lively and sought-after urban environment, ideal for a commercial activity with high potential. The property is currently leased under a secure commercial lease until 2029, offering stable rental income. It has a commercial area of approximately 34 m<sup>2</sup> on the ground floor, complemented by a cellar of approximately 10 m<sup>2</sup> in the basement, perfect for storage or archiving goods. This rare opportunity combines maximum visibility, a strategic location, and sustainable commercial potential in the heart of the capital. For more information or to arrange a viewing, please contact us at 26 26 40 or by email at [immoneuf@pt.lu](mailto:immoneuf@pt.lu).

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 2  
Nb. chamber (s) : -  
Area : 34m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

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