Commerce

34m²

Luxembourg-Gare

360 000€





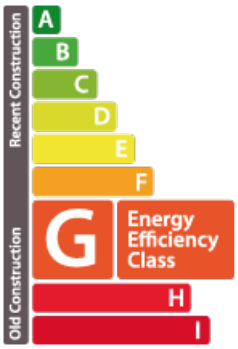


DESCRIPTION

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 m² on the ground floor, complemented by a cellar of approximately 10 m² 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.

ENERGY PASS

Energy class



CHARACTERISTICS

Number of pieces : 2
Nb. chamber (s) : -
Area : 34m²
Nb. of bathrooms : -
Equipped kitchen : Non

Immoneuf

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