

FOR SALE

# Commercial groundfloor



ASKING PRICE

## €295,000



Avenue Adolphe Buyl 9  
1050 Ixelles



83 m<sup>2</sup> livable surface



*Find this property on  
our website!*



*Julien*

Real Estate Advisor

IPI 516878



Your We Invest advisor supports you from A to Z in all your real estate projects. Working with a We Invest real estate agency means you are guaranteed personalized and professional support in the purchase and/or sale of your property.

**Questions about your real estate project? We have the answers!**

**We Invest**  
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Place Communale d'Auderghem 1  
1160 Auderghem

# Characteristics

We Invest is pleased to present this superb 83 m<sup>2</sup> first floor commercial property, ideally located on Avenue Adolphe Buyl, a dynamic and busy thoroughfare.

The property comprises three interconnecting commercial spaces (20 m<sup>2</sup>, 18 m<sup>2</sup> and 24 m<sup>2</sup>), offering great flexibility in terms of layout to suit your needs. To the rear, a pleasant 26 m<sup>2</sup> terrace extends the space and opens up new business possibilities.

A 38 m<sup>2</sup> basement level completes the ensemble, equipped with a WC, perfect for storage space, a meeting room or an additional office.

This business benefits from a large shop window for maximum visibility and excellent natural lighting. It is perfectly suited to many types of activity: retail, liberal professions, care space, showroom, etc.

Practical and technical information:

Total surface area: 83 m<sup>2</sup> ground floor + 38 m<sup>2</sup> cellar + 26 m<sup>2</sup> terrace

Electrical inspection in progress (report expected shortly)

Basic deed (division of the building) in progress - a clause can be included in the compromis (if required), completion expected at the latest in the deed.

Cadastral income to be communicated

Town-planning information requested from the commune

A rare property on the market, offering visibility, potential and a strategic location in a lively, sought-after neighborhood.

Contact us for more information or to arrange a viewing.

## General information

Availability	02-06-2025
Type of property	Commercial groundfloor
Year of construction	1970
Condition of the building	Good
Number of facades	2
Width of shop window	5 m

## Indoor

Number of rooms	5
Living area	83 m <sup>2</sup>
Number of toilets	1
Number of kitchens	1
Number of cellars	1

## Equipment

Electricity connection	✓
Water connection	✓
Sewer connection	✓
Hyper equipped kitchen	✓
Disabled access	✓

## Energy

Compliance status of the oil tank	Unknown
PVC frame	✓
Gas heating	✓
Individual heating	✓
Double glazing	✓

## Urbanistic information

Flooding area	No Flood risk
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# Characteristics

## Finances

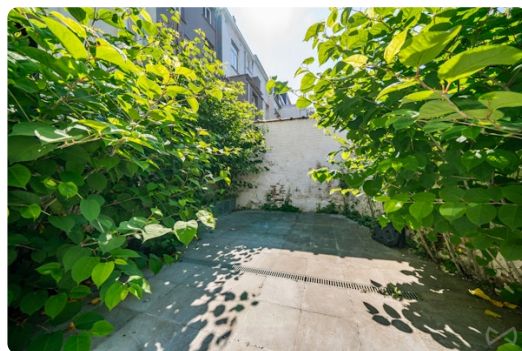
Subject to VAT	No
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# Photos





# Photos



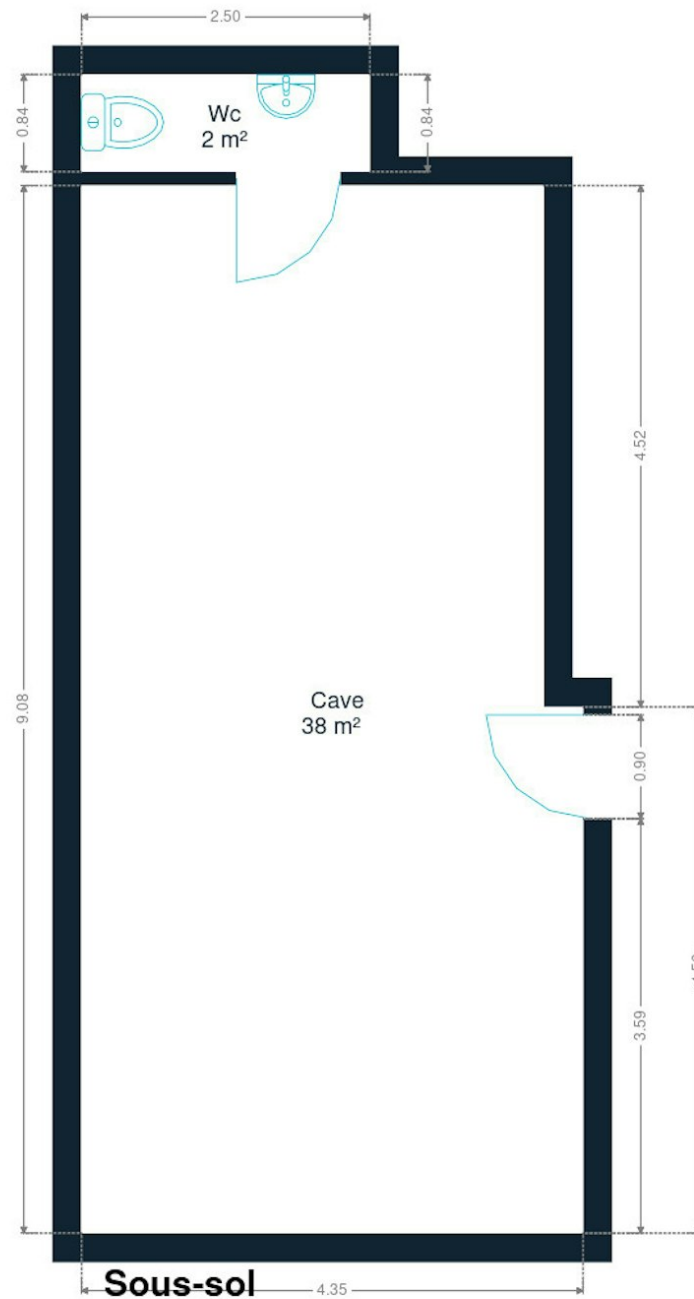
# Plans



Les plans sont soumis à titre informatif et non contractuels.

Little tip: measurements are not always 100% perfect. A margin of error should be taken into account. So, before puzzling over your favorite wardrobe, apply a safety margin!

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# Our Tips for a Successful Visit

## BEFORE THE VISIT



Carefully review this **brochure** of the property, where you will find all the necessary information to ensure that your essential criteria are well covered.

It is also strongly advised to make arrangements with your banker in advance to determine your lending capacity, so you can adapt your search criteria if necessary.

## BUILDING STRUCTURE



From the outside, inspect the condition of the facade, roof, frames, and windows. Inside, check the condition of load-bearing walls. Note that a small crack is not necessarily a concern, all buildings shift over the years. In case of moisture, make sure to distinguish between that caused by poor ventilation and structural dampness.

## CONVENIENCE



During the visit, remember to check the water pressure and the compliance of the electrical system. Also, verify the presence of an adequate number of electrical outlets, water connections (especially for the washing machine), and internet, phone, and television connections. Finally, assess the sound insulation and the quality of the ventilation system.

## DOCUMENTATION



Access to a series of documents that will give you an idea of the building's history can be useful, such as the **Dossier of Post-Interventions**, which lists all the work carried out by the owner. A visit to the municipality will provide you with all the necessary information.



## ENVIRONMENT

On the day of the visit, arrive a bit early to get familiar with the **neighborhood**. Check the proximity of shops, transportation, and services if it's important to you. Don't hesitate to **speak to the neighbors** and ask them some questions about the neighborhood.



## LAYOUT

Ensure that the size and layout of the rooms align with your needs. Identify storage spaces and consider the possibilities for renovating the **basement** and **attic**, as well as the available facilities for your car or bike.



## ENERGY CONSUMPTION

Familiarize yourself with the energy performance and energy-saving solutions in place. For this, the **PEB certificate** will be your best ally! It will provide you with a clear idea of the condition and age of various systems, the roof, insulation, and the type of glazing. You will also find valuable recommendations to further improve the energy efficiency.



## FOR CONDOMINIUMS

If the property is part of an apartment building, it is referred to as a condominium. There are **common expenses** to be paid (operating and reserve funds). Inquire about the costs included in these charges: is it only for the maintenance of common areas, or does it also cover some provisions for your personal consumption? For an informed purchase, request the meeting notes of previous general meetings to know which works are planned or costs to be expected.



## Calculating property costs

### ON TOP OF THE PURCHASE PRICE

The purchase price of a property is increased by taxes and additional costs, known as notary fees. These costs include registration fees, administrative costs and fees related to the purchase. If you use a mortgage to finance your purchase, mortgage costs are also added.



On the website [notaris.be/notaire.be](https://notaris.be/notaire.be) you can easily do a first estimation of these costs. Please note, this is always an estimate. Contact your notary to find out the exact total amount.

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## More information about a purchase?

Our blog, written by real estate experts, will help you get your first property purchase off on the right foot.

**weinvest.be** *The blog!*



# Steps of buying a property

## 1. DETERMINE YOUR BUDGET

Based on your real income, the bank will determine your borrowing capacity. Together with your initial capital (own funds), this forms your budget.

## 3. MAKING AN OFFER

The owner can accept, refuse or counter-bid your offer. Be careful! Every offer is legally binding.

## 5. FINANCING YOUR DREAM HOME

Here, too, it is important to negotiate with several banks. By contacting multiple banks you will obtain the best loan that suits your financial situation.

## 7. NOTARIAL INVESTIGATION

Within a period of four months, the notary will carry out various fiscal, administrative and legal investigations. Once all information has been gathered, the deed of sale can be drawn up and reviewed.

## 9. TRANSFER OF OWNERSHIP

After the registration in the mortgage office by the notary, you will receive the title deed of your property with the stamps from the tax authorities. Keep these well.

## 2. THE SEARCH AND VISITS

The search for your dream home can begin! Define your search criteria and save them so you will be informed when a property that meets your requirements comes on the market.

## 4. NEGOTIATE

Ask your real estate agent or a trusted person to help you with this step. After the negotiations and initial signature, the sale is in principle final.

## 6. SIGNING THE SALES AGREEMENT

Once the financing is complete, the sales agreement can be signed. This makes the sale final. The agreement is signed by the estate agent or the notary.

*+ You pay a deposit worth 5-10% of the purchase price.*

## 8. SIGNATURE OF THE SALES DEED

You sign the deed of sale at the notary's office. There you will also receive the keys to your new home. You can finally move in!

*+ You pay the remaining amount plus registration fees and notarial/mortgage costs.*

Congratulations!