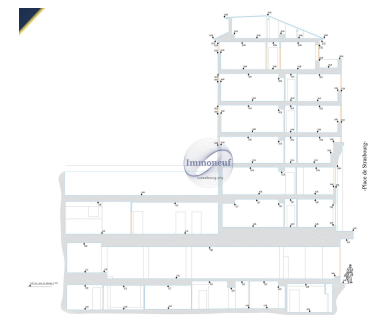
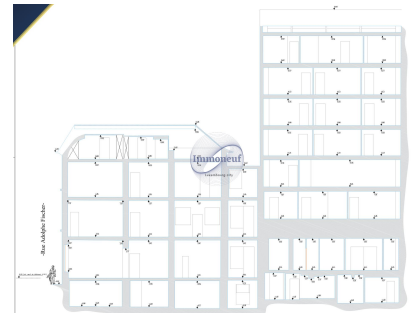
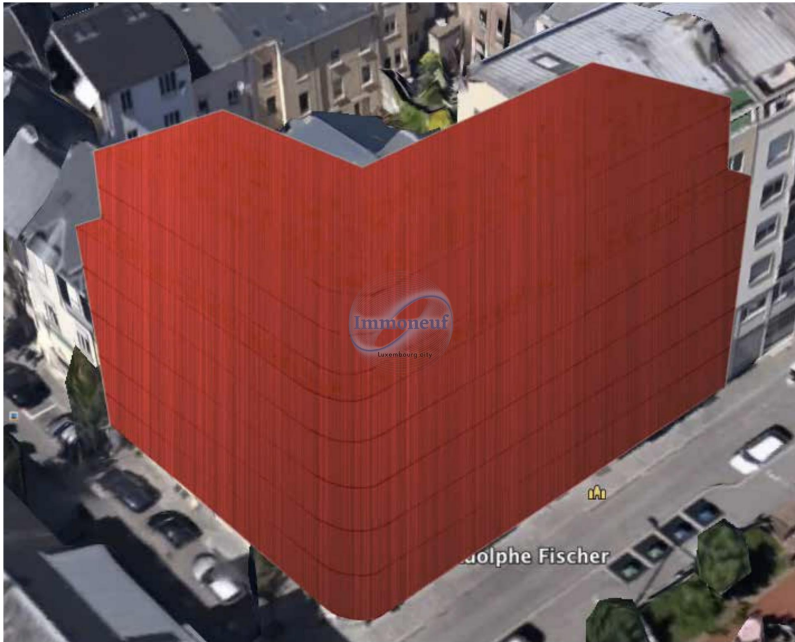




**Building**  
2500m<sup>2</sup>  
Luxembourg-Gare

**12 000 000€**

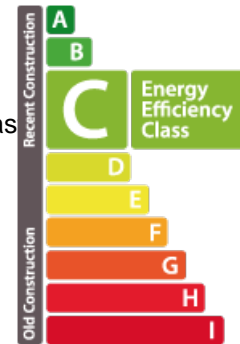


## DESCRIPTION

We offer for sale a property complex with a total surface area of 2,500 m<sup>2</sup>, divided into three separate buildings:• First building: This is a six-floors structure, equipped with an elevator for easy access to all levels.• Second and third buildings: Each of these buildings has three floors, with the possibility of extending to add another floor and a mezzanine.Key features:• Total surface area: 2,200 sq.m.• Building layout:- Building 1: 6 floors with elevator- Building 2: 3 floors- Building 3: 3 floors• Extension options: Additional floor + mezzanine for the last two buildings• Mixed use: Ideal for a diversified investment, with the potential to be used for a variety of commercial and professional activities.• Rental situation: Two floors are currently available for rent. All other spaces are already rented, guaranteeing immediate rental income.Investment benefits :• Flexibility of use: The mixed-use surface area provides investors with great flexibility, offering the possibility of re...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : -  
Area : 2500m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

✓ Immoneuf

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🌐 <https://www.immoneuf.lu/detail-2234712>