OFFICE

ESCH-SUR-ALZETTE

REF. 7273

258 000 €

40.45m² Area



Right in the center of Esch-sur-Alzette, just a few minutes' walk from the main Alzette street, your Unicorn estate agency is offering for sale a 40m² shop on the ground floor of a new, fully-secured residence at 44 rue du Canal. Thanks to its preserved shop window, this premises has a direct access to the street.

The location offers easy access to a variety of established amenities such as schools, universities, shopping centers and transport facilities. Proximity to the Lycée and the University of Luxembourg, as well as easy access to the center of Belval and to means of transport, make the location convenient for daily commuting.

Thanks to its prime location, this office can easily find a tenant. An ideal investment with an attractive rental yield.

Completed construction
Delivery CASCO - Price excl.

Indoor basement parking spaces available at €40,000 (excl. VAT) each.

For further information, please contact us on +352 26 54 17 17.

https://www.loft.lu/en/detail-7273-vente-bureau-esch-sur-alzette

loft.LU

18, rue du Marché-aux-Herbes
L-1728 Luxembourg
Grand Duché du Luxembourg

T. +352 26 54 17 17
T. +352 26 53 25 36

info@loft.lu
www.loft.lu