Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
E-mail: info@echovastgoed.be

FOR SALE - INDIVIDUAL SHOP

€ 635.000

Pausenstraat 4, 2360 Oud-

Ref. 3080









Availability: at the contract

Surf. Living: 434m²

Neighbourhood: central

DESCRIPTION

Prime commercial property with large warehouse and private parking in the heart of Oud-Turnhout

Discover this recently renovated, high-quality commercial property with numerous possibilities for your business! Located in the bustling heart of Oud-Turnhout, the property has a large private parking lot—ideal for customers and staff.

The spacious property offers a bright and flexible ground floor, while the warehouse below is even accessible by car, making loading and unloading particularly practical.

In addition, there is the option to purchase the adjacent commercial property on the connecting road, which offers additional commercial opportunities and visibility.

This is the perfect opportunity for entrepreneurs who want to invest in a strategically located, ready-to-move-in, versatile property with enormous potential!

FINANCIAL

Price: € 635.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.970,00

BUILDING

Surface: 434,00 m²
Fronts: 4
Construction year: 1995
State: Good state
Main area: 434 m²
Type roof: Flat roof
Orientation facade: North-west

COMFORT

Handicap friendly: No
Elevator: No

SPECIFIC AREA

Shopfloor: Yes

ENERGY

EPC code: 20250909-0003681095-KNR-1
EPC class: C
Double glazing: Yes, thermic isol.
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

LOCATION

Environment: Central, commercial environment
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

LAYOUT

Bureau: Yes
Commercial space: Yes
Toilets: 1
Cellar: Yes

TECHNICS

Electricity: Yes
Electricity details: 380 V
Phone cables: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Not disclosed
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 11/09/2025

Flooding area: Not located in flood area
G-score: A
P-score: A

PARKING

Parkings outside: 8