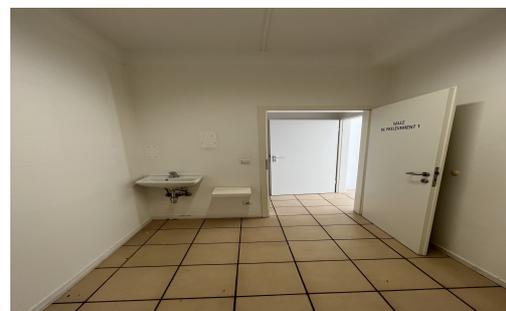
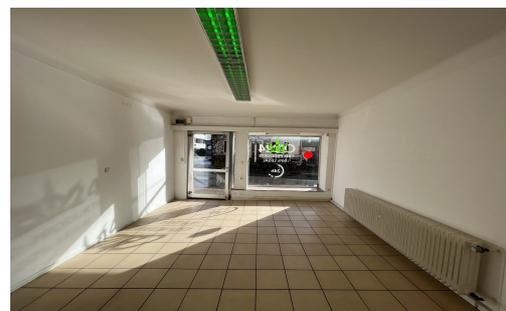




## Commerce à vendre

84.00 m<sup>2</sup>  
Steinfurt

350 000 €



## DESCRIPTION

Superb high-yield investment opportunity (5% gross annual return)! This business with garage is located on a busy road and is currently leased by an Asian grocery store with a lease running until 2027. The commercial space comprises three modular rooms, a separate toilet and a cellar. There is also a large enclosed garage box. The premises are rented for EUR 1,400. Agency fees are payable by the vendor.

## DETAILS DU BIEN

Nombre de chambre(s) : -  
Surface : **84.00 m<sup>2</sup>**  
Terrain : -  
Balcon : -  
Terrasse : -  
Jardin : -  
Garage(s) : -  
Parking(s) souterrain(s) : -

Parking(s) : -  
Parking collectif : -  
Année de construction : -  
Disponibilité : -  
Nombre d'étage : -  
Etage : -  
Rénové : **non**  
Meublé : **non**

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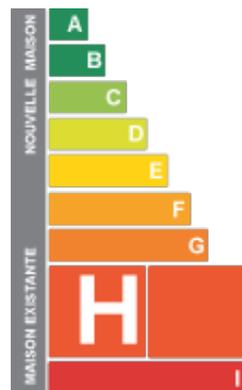
📍 154, avenue du X Septembre, L- 2550 Luxembourg

✉️ [forum@remax.lu](mailto:forum@remax.lu)

🌐 <https://www.remaxforum.lu/>

## DIAGNOSTICS ENERGETIQUES

### Indice énergétique



### Indice isolation

