

# ROYAL GALLERIES ST. HUBERT: 2 RENOVATED COMMERCIAL FLOORS

410 000 €

Ref 7224771

Bruxelles - Bureaux et commerces 1561 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Exceptional location, in the historic center of Brussels, a stone's throw from the Grand Place and the Galeries Royales St. Hubert. Superb ground floor commercial space with an area of  $\pm 150\text{m}^2$  in two separate units. Can be sold separately (€325,000 and €250,000). The first unit on the right side consists of two adjoining spaces, a separate equipped kitchen and a toilet for a total of  $\pm 40\text{m}^2$ . The second unit consists of multiple adjoining spaces on the ground floor. The basement consists of a kitchen and two storage spaces for a total of  $\pm 110\text{m}^2$ . Also: video surveillance system, alarm system, air conditioning and a 7m window each. A cellar in the building completes this ideal business. Unique opportunity in the heart of the historic center of Brussels to visit without further delay with Vaneau Lecobel!!

VANEAU LECOBEL  
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**Reference :** 7224771

**Price :** 410 000 €

**Surface :** 1561 sq ft

**Floor :** 0

**Cellar :** Yes

**Availabili ty :** 30/05/2025 -  
12:00

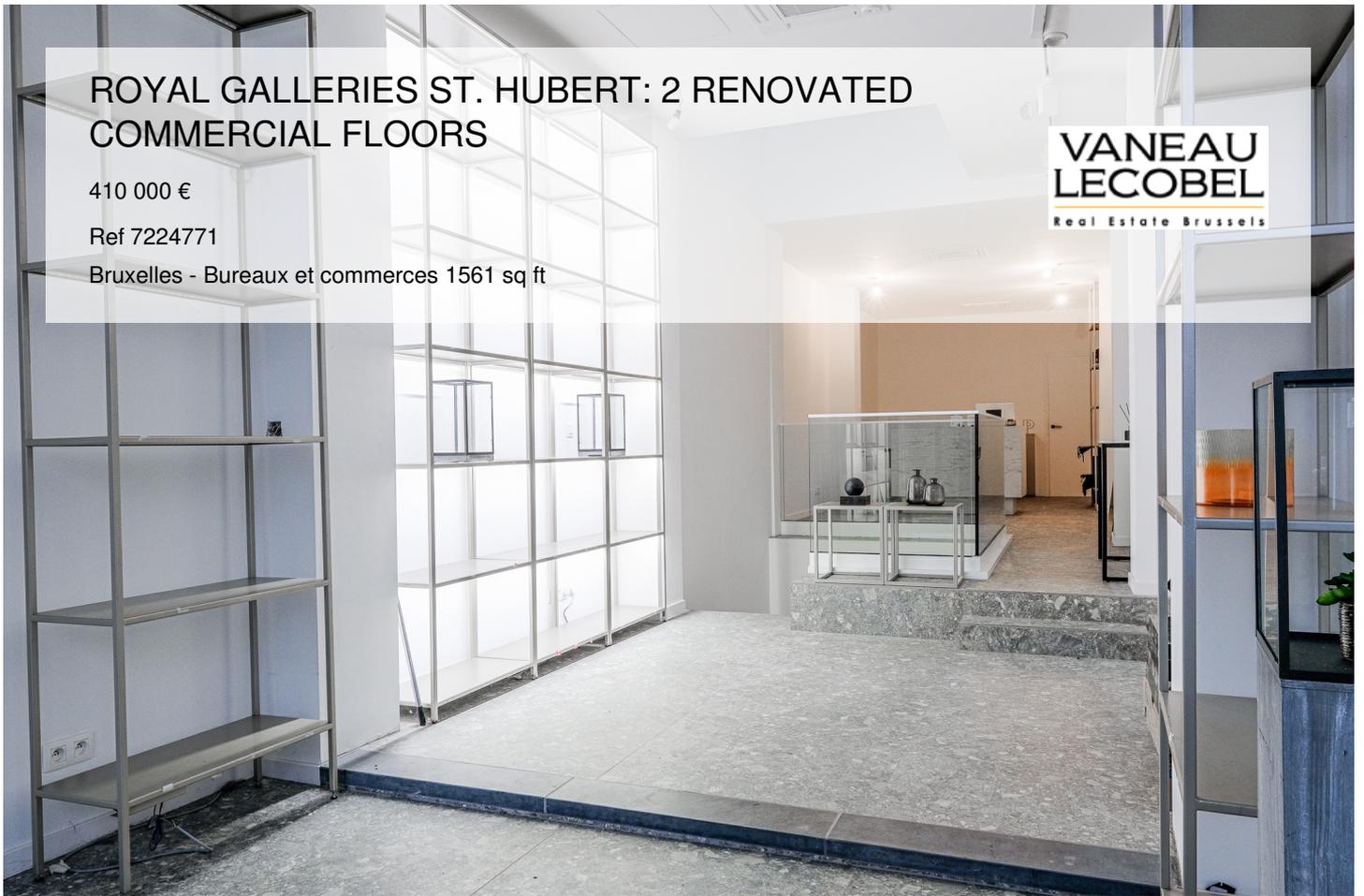
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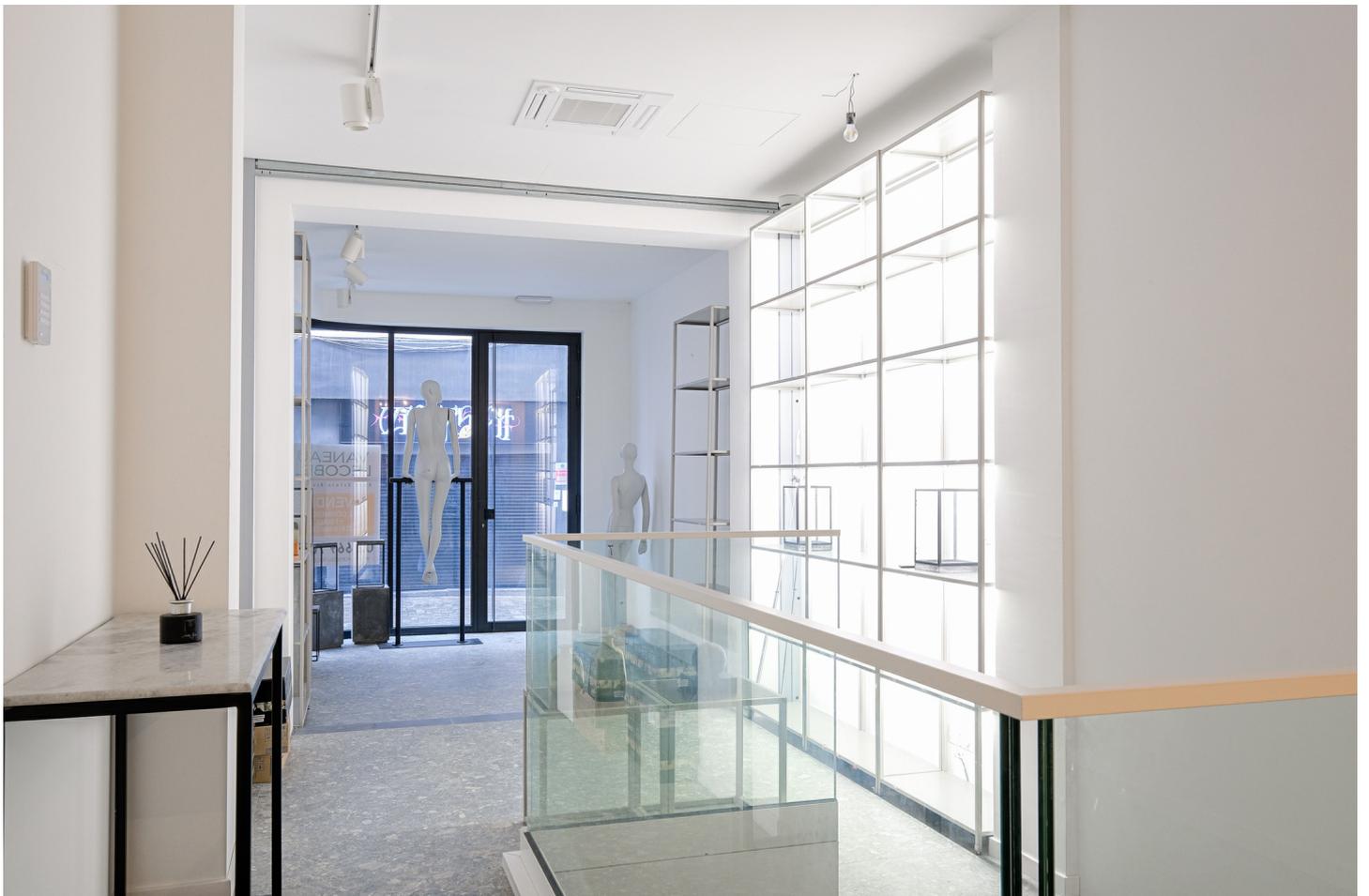
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## **VANEAU**

Immobilier de prestige depuis  
1972

### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne

### **VANEAU VIAGER**

30 ans d'expérience en vente  
viagère

# **VANEAU**

## **C'EST AUSSI**

### **VANEAU BUREAUX & COMMERCES**

+10 000 offres disponibles

### **VANEAU PATRIMOINE**

Dispositifs de défiscalisation,  
SCPI, Assurances Vie

### **VANEAU DIGITAL NEUF**

La plate-forme digitale 100%  
immobilier neuf

### **COURTAGE CRÉDITS**

Exell Crédit immobiliers  
Assurances emprunteurs

### **GESTION LOCATIVE**

GTF, plus de 7 000 lots gérés à  
Paris

**140 collaborateurs**

**1200 signatures par an**

**1000 immeubles par an**

**2.5 milliards d'actifs gérés**