



**Rue de l'aqueduc 54, 1060, BRUXELLES CAPITALE,
Belgium**

Very good building report, good investment, more trade four apartments, fully renovated, Chatelain neighborhood, Brussels, Saint Gilles Ixelles limit.

Brussels, Saint Gilles Chatelain neighborhood. Apartment building completely renovated four apartments and a ground floor commercial. Commercial ground, show room in front, two large windows, central room, skylight ground toward the basements, basements converted into exhibition hall, kitchenette reserves, bathroom, individual gas central heating, tenant since 1992 , Floors, 1, 2, 3 Apartments + - 65 m², 1 bedroom, dining room, fitted kitchen, bathroom with bath, separate toilet, hall, second floor beautiful balconies, individual gas central heating, intercom, separate counters gas and electricity. Storeroom in the stairwell half floor where is the individual boiler. Floor 4 Penthouse, duplex, day hall with cloakroom, dining room, fitted kitchen, hall, bathroom with bath, separate toilet, bedroom. Mezzanine space arranged bedroom and office, beautiful view. Individual gas central heating, intercom, telephone, cable, internet, separate meters gas and electricity. large skylight, very bright. Area + - 80 m² Equipment: Individual gas central heating. Parlophone. Phone. Cable. Individual meters, gas and electricity. new roof New electricity. The entire building was renovated from top to bottom. Double glazed windows. Etc ... More Renovated building in perfect condition. Very good neighborhood, Chatelain, trinity, rue du Bailli. Close to shops and schools. Many means of communication. Possibility of increasing the yield substantially. Tenant commercial ground for 22 years. Apartments lease contracts of one year may be renegotiated. Profitability. Commercial Ground floor: rented commercial lease renewed 01.04.2013 € 1,600 monthly rent. Tenant for more than twenty years. First floor apartment. Annual contract, currently leased € 440, € 750 normal rent. Second-floor apartment. Annual lease currently leased € 470, normal rent between 750 and 800 €. Third floor apartment. Annual lease currently leased € 440, € 750 normal rent. Duplex penthouse on the fourth floor. Currently rented € 645, normal rent between 850 € and 950 €. Current annual income € 43,140, representing a return of 5% over the asking price. Annual income after reviewing Loyes, € 57,000 or a yield of 6.7% compared to the asking price. Basic act in progress, once realized possibility of selling unit by unit.

BASE INFORMATION:

Rooms	: 5
Bed	: 5
Bath	: 4

LAND INFORMATION:

Square feet	: 400
Lot Size	: 73

BUILDING INFORMATION:

Number of Floors	: 4
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CONVENIENCE:

General Amenities: Gas Hot Water,Cable Internet,Cable TV,Freezer,Skylights,Skylights,

NEIGHBORHOOD:

Shopping center	: 2 minutes by center
Town center	: 5 minutes by
Hospital	: 5 minutes by
Police station	: 2 minutes by
Train station	: 5 minutes by Car
Airport	: 15 minutes by Car
Coffee shop	: 0 minutes by Walk
Cinema	: 5 minutes by Car
Park	: 5 minutes by Car
School	: 2 minutes by Walk
University	: 5 minutes by Car
Exhibition	: 5 minutes by Car
Super market	: 2 minutes by Car



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