

# INVESTMENT PROPERTY

## LEUDELANGE

REF. 8808

3 500 000 €

911m<sup>2</sup> Surface (m<sup>2</sup>)



In Leudelange, your Unicorn estate agency offers a rare property for sale to investors and developers looking for a high-potential project.

On a plot of more than 8ares, two buildings totalling around 911 m<sup>2</sup> rise up along the Rue de Cessange.

The first, a mixed-use building erected in 1972, comprises two shops on the first floor, currently configured as a café with party room and bowling alley, plus a second independent premises. Upstairs are four two- to four-bedroom apartments, two of which are currently rented. The attic has a floor area of over 200m<sup>2</sup>, while the basement houses cellars, sanitary facilities, boiler rooms and technical rooms.

The second building, a detached house with garage, lends itself easily to complete renovation or demolition, depending on the needs of the project.

With its generous surface area, flexible configuration, convertible attic space and existing rental income, the property offers a solid base for a tailor-made project in a highly sought-after, well-connected commune.

For further information or to arrange a viewing, please do not hesitate to contact us on +352 26 54 17 17.

<https://www.new.unicorn.lu/en/detail-8808-vente-immeuble-de-rapport-leudelange>



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