

# SHOP

## LEUDELANGE

REF. 9271

1 550 000 €

535m<sup>2</sup> Surface (m<sup>2</sup>)



In Leudelange, in the heart of a sought-after neighborhood with excellent transport links, your Unicorn Real Estate agency is offering for sale the ground floor of a mixed-use building, complete with a detached house with garage, on a plot of over 8 acres along Rue de Cessange.

The commercial ground floor, with a surface area of approximately 300 m<sup>2</sup>, consists of a café with a party room and bowling alley, and a separate commercial space (former butcher's shop), complete with toilets and ancillary areas. These generous spaces offer multiple possibilities for use, whether for the continuation of an existing activity or for a commercial or professional conversion project.

The adjoining house, measuring approximately 150 m<sup>2</sup>, offers considerable potential, whether for complete renovation, conversion, or demolition, depending on the needs of the project.

With its visibility, flexible spaces, and potential for enhancement, this ground floor and house represent a unique opportunity for any investor or user looking for a tailor-made project in a dynamic community connected to Luxembourg City.

For more information or to arrange a visit, contact Unicorn Real Estate at +352 26 54 17 17.

<https://www.new.unicorn.lu/en/detail-9271-vente-commerce-leudelange>



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