

# OFFICE

## ESCH-SUR-ALZETTE

REF. 7268

404 448 €

91.9m<sup>2</sup> Surface (m<sup>2</sup>)



In the city-center of Esch-sur-Alzette, just a few minutes' walk from the main street, your Unicorn real estate agency is offering for sale an office space of 91 m<sup>2</sup> located in the groundfloor of a new and fully-secured residence at 44 rue du Canal. The south orientation offers you the possibility to work with a panoramic view on the garden.

The location offers an easy access to a variety of established utilities such as schools, universities, shopping centers and transportation facilities. Proximity to the Lycée and the University of Luxembourg, as well as easy access to the center of Belval and to transport facilities, make the location convenient for daily commuting.

This office can easily find a tenant. An ideal investment with an attractive rental yield.

Under construction, available in the first quarter of 2025.  
Delivery CASCO - Prices excl. VAT

Indoor parking space available for 65.000€ excl. VAT

For more information, please contact us on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-7268-vente-bureau-esch-sur-alzette>



18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

T. +352 26 54 17 17  
T. +352 26 53 25 36

info@unicorn.lu  
www.unicorn.lu