# OFFICE

## ESCH-SUR-ALZETTE

**REF. 7270**

## 376 199 €

74.97m² Surface (m²)




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 74 m² located in the groundfloor of a new and fully-secured residence at 44 rue du Canal. This office have an direct access to the street.

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-7270-vente-bureau-esch-sur-alzette

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