

THE COMMODORE · EVERE

A community facility in a new neighbourhood

±210 m² on the ground floor, with a **±42 m² private garden** and **±21 m of shopfront** on Rue Colonel Bourg.

Available immediately

IMMOBEL · THE COMMODORE · RUE COLONEL BOURG 120, 1140 EVERE

AT A GLANCE

A visible ground floor with its own garden

±42 m²

adjoining private garden

±21 m

shopfront on Rue Colonel
Bourg

±210 m²

on the ground floor,
street side

Shell

delivered as shell & core,
available now

Direct access from the street

Delivery area

1 cellar

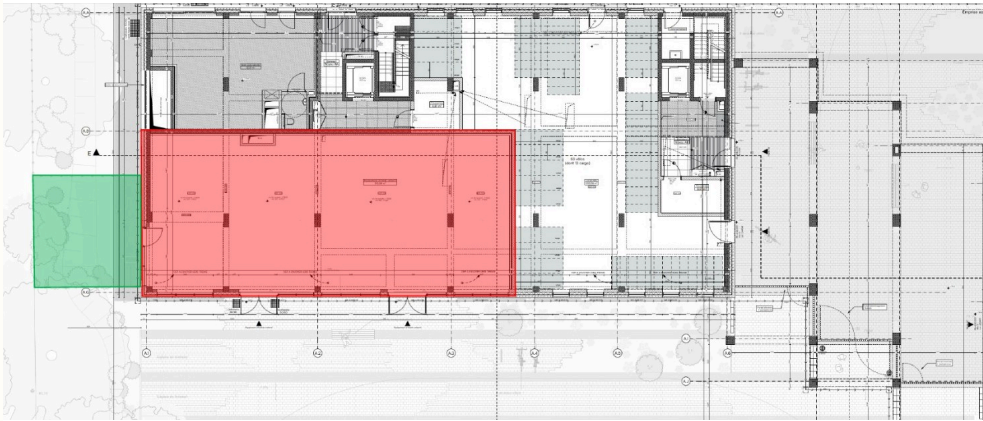
Parking spaces possible

For sale or to let

Permit granted and final

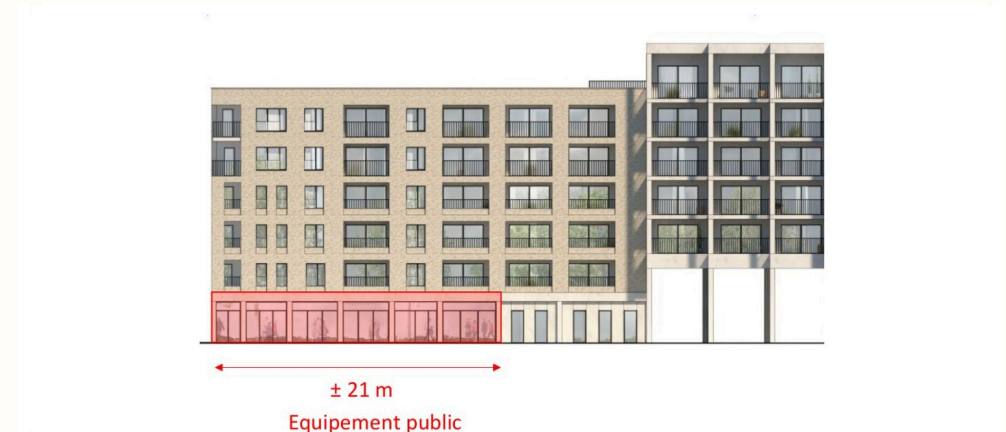
TWO KEY ASSETS

A private garden and ± 21 m of shopfront



$\pm 42 \text{ m}^2$ Private garden

Directly accessible from the interior (shown in green on the plan), a rarity for an urban ground floor.



$\pm 21 \text{ m}$ Shopfront

A continuous glass façade on Rue Colonel Bourg: visibility, daylight and a direct entrance.

LOCATION

At the heart of a lively work and residential area

- **NATO** a few minutes away
- **Mediapark** (VRT, RTBF) around the corner
- **Place Meiser** and public transport
- Quick access to the **E40** and the ring road
- **Zaventem** airport in under 10 min
- Between Evere, Schaerbeek and Woluwe



THE PROJECT

Three residences around a landscaped garden



A new ensemble of family homes by Immobel on Rue Colonel Bourg. The facility is located on the ground floor, on the street side.

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POSSIBLE USES

A space serving the neighbourhood



Childcare

Day nursery, with its own private garden.



Medical centre

Group practice or neighbourhood care centre.



Paramedical

Physiotherapy, speech therapy, wellbeing, health.



Public service

Municipal service point, CPAS, neighbourhood office.



Community groups

Non-profits, activities for seniors or young people.



Education

Homework club, workshops, after-school activities.

Indicative list. Planning permit granted and final; use to be confirmed in line with the authorised land-use designations.

NEXT STEP

For sale or to let, terms on request

Viewings by appointment. Let's look at your project and the fit-out options together.

Available immediately

Final permit

CONTACT

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