

AGENCE PALLEN

LUXURY REAL ESTATE

Retail space with exceptional development potential on the Natiënlaan

0 m² | 5 slaapkamers | 3 badkamers

Natiënlaan 245a, 8300 Knokke

€ 2.320.000



On one of the most prominent access roads of Knokke-Heist, this exceptional property is situated on a plot of 1,042 m². A unique opportunity for investors, developers, or businesses seeking a location with maximum visibility and excellent accessibility.

The property currently comprises a spacious commercial building with a showroom, offices, and a duplex apartment. However, due to the size of the plot and its prominent location, this site particularly offers an exceptionally interesting future potential for redevelopment or a high-quality commercial use, depending on the applicable urban planning regulations.

The strategic location along Natiënlaan guarantees constant visibility and easy access to both the center of Knokke and the main entry and exit roads. The ample plot size, existing infrastructure, and numerous possibilities make this a rare offering in one of the most sought-after commercial locations on the coast. A property where location, scale, and future potential converge into an exceptional investment opportunity.



**Do you have questions or wish to schedule a visit?
Please contact Laurence!**

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Specifics

Bedrooms	5
Bathrooms	3
Total surface	1042m²
Construction year	1982

Legal information

Stedenbouwkundige bestemming	
Dagvaarding en herstellvordering	No
Right of first refusal	No
Verkavelingsvergunning	No
Stedenbouwkundige vergunning	No
Protected heritage	No
Listed heritage	Not applicable

Energy

EPC ref.	0003375318
Energy	262 kWh/m²
Flooding sensitivity	Niet overstromingsgevoelig
P-score	
G-score	
Delineated shoreline zone	Not applicable



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