



ID: 1681

## SHOPPING CENTER

Berlin suburb, Germany

# € 15,000,000

### Property Details:

Type of Property: Shopping center

Property Type: Secondary market

Total Area: 15360 sq m

### Layout:

Parking place

### Financial Information:

Rent Income per year:  
1140000€

Rent Income per  
month:  
95000€

Rent Income per  
month:  
95000€

Profitability:  
7,6%

Payback:  
13,2 years

Installment

Mortgage

### Purchase Cost:

Agency commission:  
7,14%

Tax on the purchase:  
6,5%

Services notary:  
1%

Inventory:  
0,5%

Rental services

Services of the  
management company

We are happy to offer you portfolio with two shopping centers located about 30 km from Berlin (land - Brandenburg). The condition of the objects is good.

You can buy each shopping center separately

Currently, the mall is fully leased to well-known network retailers.

Shopping center 1:

Total area - 5 760 sq. m. Price - 5 000 000 euros Rental income - 390 000 euro / year Profitability - 7.8%

Shopping center 2:

Total area - 9 600 sq. m. Price - 10 000 000 euros Rental income - 750 000 euro / year Profitability - 7.5%

Brandenburg is a land in Germany, located in the east of the North German lowland. It borders Saxony-Anhalt in the west, Mecklenburg-Western Pomerania in the north, Poland in the east and Saxony in the south, and Berlin is, however, the heart of Brandenburg, which is not part of its federal state. Brandenburg is an extremely developed trade, industrial and scientific center of Germany, possessing, to all, magnificent landscapes. The population is about 2 million people.

If you are interested in this and other objects, you can leave a request. Managers of our company will contact you shortly and provide you with the objects that match your request.

Do not miss the opportunity to purchase a shopping center in the suburbs of Berlin!



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