



ID: 1734

## SHOPPING CENTER

Wiesbaden, Germany

# € 2,650,000

### Property Details:

Type of Property: Shopping center

Property Type: Secondary market

Land Area: 5000 sq m

### Layout:

Parking place

### Financial Information:

Guaranteed rent	Rent Income per year: 165000€
Rent Income per month: 13750€	Rent Income per month: 13750€
Profitability: 6,22%	Payback: 16,1 years
Installment	Mortgage

### Purchase Cost:

Agency commission: 7,14%	Tax on the purchase: 6%
Services notary: 1%	Inventory: 0,5%
Rental services	Services of the management company

We would like to offer you a shopping center located in Wiesbaden (capital of Hesse). The object was built in 1998 on a plot of about 5,000 sq. m. and after recent modernization is in good condition. There is a private parking.

The shopping center was leased until 2029, the contract provides for extension options.

Price - 2 650 000 euros Rental income - 165,000 euros per year Profitability - 6,22%

Wiesbaden is a city in Germany, the administrative center of the federal state of Hesse. The second largest city of Hesse after Frankfurt. One of the oldest resorts in Europe, there are 26 hot and several cold thermal springs. Since 1905, when its population reached 100 thousand, it has been considered a large city. Currently, the population of the city is more than 275 thousand 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 Hesse!



EW Immobilien Real Estate GmbH  
Amtsgericht Charlottenburg HRB 199840 B  
**Geschäftsführung:** Igor Siebert  
**USt-IdNr.:** DE319993277  
**Bank:** Berliner Volksbank  
**IBAN:** DE53 1009 0000 2742 4050 04  
**BIC:** BEVODEBB

Kufürstendamm 45  
10719 Berlin  
**Tel:** +49 (0) 30 886 281 04  
**Fax:** +49 (0) 322 255 548 25  
**E-Mail:** [info@ew-realestate.com](mailto:info@ew-realestate.com)  
**Web:** [www.ew-realestate.com](http://www.ew-realestate.com)