

ID: 1748

PROFITABLE OBJECT

Westphalia, Germany

€ 5,000,000

Property Details:

Type of Property: Profitable object

Property Type: Secondary market

Total Area: 2900 sq m

Financial Information:

Guaranteed rent	Rent Income per year: 365000€
Rent Income per month: 30416€	Rent Income per month: 30416€
Profitability: 7,3%	Payback: 13,7 years
Installment	Mortgage

Purchase Cost:

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

We are happy to offer you a commercial building with residential premises located in the center of Mülheim an der Ruhr (Land - North Rhine-Westphalia).

This building has an area of 2,900 square meters. It was built in the early 70s and consists of a living area of 420 sq.m. and commercial premises of 2 480 sq.m.

If the new owner is interested, it is possible to rebuild this building completely into a residential building. You can also build an additional floor, thus increasing the useful area of the building.

Price - 5 000 000 euros Living area - 420 sq.m. Commercial area - 2 480 sq. m. Rental income - 365 000 Euro / year Profitability - 7.3%

Mülheim an der Ruhr is a city in Germany, in North Rhine-Westphalia. The city has manufacturing facilities of Siemens AG (steam turbines), Turck (sensors and industrial automation systems). Also here is the headquarters of a large trading holding Tengelmann Group. There is a railway station in Mülheim, where regional trains RB, RE, S Bahn stop. The city has a bus network consisting of night routes. There is also a tram network, which is part of the Essen tram system and has Essen numbering. There is one route of the high-speed tram (German stadtbahn) U-18, which connects the city with Essen and has 9 stations in Mülheim, of which 6 are underground. Also in the city there are 5 regular tram routes. The Essen-Mülheim Airport is located within the city. The population of the city is about 180 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 profitable house with commercial premises in North Rhine-Westphalia!



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