



ID: 1752

## SHOPPING CENTER

Münster suburb, Germany

# € 1,750,000

### Property Details:

Type of Property: Shopping center

Property Type: Secondary market

Total Area: 1400 sq m

### Financial Information:

Guaranteed rent	Rent Income per year: 93000€
Rent Income per month: 7750€	Rent Income per month: 7750€
Profitability: 5,3%	Payback: 18,8 years
Installment	Mortgage

### Purchase Cost:

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

We are happy to offer you a 5-storey commercial property located in the center of Gelsenkirchen (North Rhine-Westphalia). The object was built in the mid 70s and is constantly maintained in good condition. The total area of the premises is about 1,400 sq.m.

At the moment, the first floor (tenant is a well-known retail), as well as the 4th and 5th floors (medical offices) are rented out. The 2nd and 3rd floors are currently empty and at the request of future tenants can be rebuilt in accordance with their concept.

Price - 1 750 000 euros The total area is 1 400 sq. m. Rental income - 93 000 euro / year (with full rental of premises may increase to 140 000 euro / year) Profitability - 5.3% (with a full lease of premises, an increase of up to 8% is possible)

Gelsenkirchen is a city of land submission in western Germany, in North Rhine-Westphalia. Located in the northern part of the Ruhr area, part of the Münster administrative district. The population is more than 260 thousand people. At present, in Germany and beyond its borders, Gelsenkirchen is best known for being the birthplace of the Schalke 04 football club. The largest cultural attraction can be called the Ruhr Musical Theater with a capacity of 1005 spectators.

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 commercial property in North Rhine-Westphalia!



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