



ID: 1764

PROFITABLE OBJECT

Berlin, Germany

€ 9,900,000

Property Details:

Type of Property: Profitable object

Property Type: Secondary market

Land Area: 872 sq m

Total Area: 2476 sq m

Layout:

Balcony

Near the shop

Near metro / stop

Apartment house

Financial Information:

Guaranteed rent	Rent Income per year: 106306€
Rent Income per month: 8858€	Rent Income per month: 8858€
Profitability: 1,07%	Payback: 93 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 are glad to offer you a profitable apartment building in Berlin, Wedding district. The object was built in 1900 on a plot of 872 sq. m.

The house consists of 7 floors. The ground floor is a basement, on it are located storage rooms assigned to each of the apartments.

There are 38 apartments in the house (14 one-room, 17 two-room and 7 three-room). The area of apartments from 40.27 sq.m. to 115.47 sq.m. Currently, 23 apartments are leased (total area is 1 453 sq.m.) and 15 apartments are free for rent (total area is 1 023 sq.m.).

Price - 9 900 000 euros Total area - 2 476 sq. m. Rental income - 106,306 euros / year (with the delivery of all apartments for rent it is possible to increase to 207,460.24 euros / year) Profitability - 1.07% (with the delivery of all apartments for rent, an increase of up to 2.09% is possible)

The house is located in Wedding (Mitte district), in close proximity to the center of Berlin. Near excellent infrastructure. Nearby are many shops, supermarkets, pharmacies, public transport stops. In the area there are 2 huge parks Volkspark-Rehberge (Volkspark Rehberge) and Schillerpark (Schillerpark). Berlin's main attractions, Alexanderplatz and the Brandenburg Gate, are about 4 km away.

Wedding was one of the districts of Berlin, where, during World War II, one of the first secret tunnels emerged through which people fled from East Berlin. Later, when the city was actively rebuilt, the area was almost completely demolished. Now the surviving buildings of the former workers' districts are under the protection of UNESCO. The area is characterized by a variety of old buildings of the period of Wilhelmian, houses of 1920-1950 built and modern homes. From the south-west, Wedding is adjacent to Moabit - they are separated by a branch of an annular train and are connected by bridges over it. If you move to the south, down the map, then Wedding imperceptibly flows into Mitte, and in the east it moves to Gesundbrunnen, which further east turns into Prenzlauer Berg. From the north, the district is bordered by Reinickendorf.

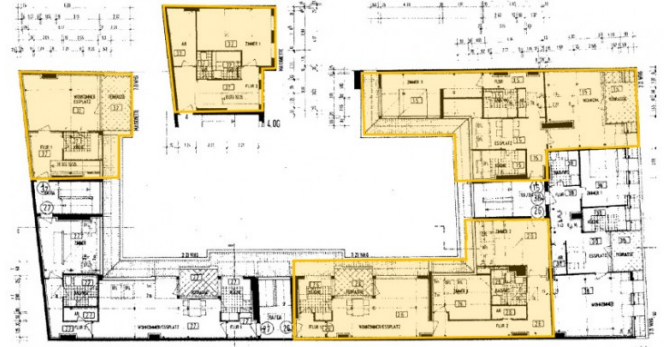
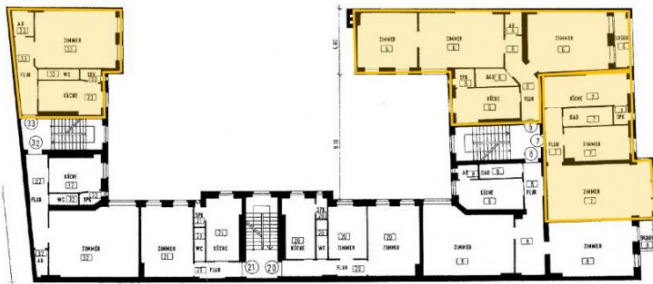
If you are interested in this and other objects, you can leave a request. Managers of our company will contact you shortly and provide you with the objects that match your request.

Do not miss the opportunity to purchase a profitable apartment building in Berlin-Wedding!



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