



ID: 1768

SHOPPING CENTER

North Rhine-Westphalia, Germany

€ 1,499,000

Property Details:

Type of Property: Shopping center

Property Type: Secondary market

Total Area: 1880 sq m

Layout:

Garage

Parking place

Financial Information:

Guaranteed rent	Rent Income per year: 135000€
Rent Income per month: 11250€	Rent Income per month: 11250€
Profitability: 9%	Payback: 11 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 glad to offer you a shopping center located in the city of Borken (land - North Rhine-Westphalia). The object was originally built in the late 50s, but in the mid-60s, and after and in the late 80s, additional areas were added. The building is in a good condition.

Now the shopping center is a two-storey complex with a total area of about 1,880 sq. m., Which consists of commercial premises with an area of about 1,730 sq. m., As well as the apartment of the owner, with an area of about 150 sq. m. The apartment has access to the roof terrace (about 185 square meters). There are garages and private parking.

The main part of commercial premises is leased to a large network of sporting goods stores. The remaining commercial premises are used by the owner.

Price - 1 499 000 euros The total area is 1,880 sq.m. Rental income - 135 000 euro / year (with full rental of premises may increase to 150 000 euro / year) Profitability - 9% (with the full delivery of premises for rent, an increase of up to 10% is possible)

The city of Borken, with a population of over 42,000, is located in the western part of Münsterland, in the north-west of North Rhine-Westphalia. Borken is the third largest city in the region after Bocholt and Gronau. Borken belongs to the Gulf of Westphalia and is located directly on the northwestern outskirts of the Hohe Mark-Westmünsterland nature park and west of the mountain range. In the north, Borken borders Sudloon, in the east, Velen and Hayden, further west you get to Rasfeld. And even to the west is Rede. For about 800 years, the then Burke castle was used by Charlemagne as a camp in his travels. The name also comes from this time and is a development from Berk, Berken to Borken. From 1975 to 1978, the southern old town was reconstructed. For this, the last remnants of historic buildings that survived World War II were demolished. In 2001, Borken celebrated his 775th anniversary. Borken is one of the few cities in Germany that has no debt of its own.

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 North Rhine-Westphalia!



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