



ID: 1770

## SHOPPING CENTER

North Rhine-Westphalia, Germany

# € 1,700,000

### Property Details:

Type of Property: Shopping center

Property Type: Secondary market

Land Area: 3865 sq m

Total Area: 1450 sq m

### Layout:

Near metro / stop

Parking place

### Financial Information:

Guaranteed rent

Rent Income per year:  
155000€

Rent Income per  
month:  
12917€

Rent Income per  
month:  
12917€

Profitability:  
9,12%

Payback:  
11 years

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 shopping center located in a superb location at a busy intersection in the city of Hagen (Land - North Rhine-Westphalia). The object was built in 1997 on a land plot of 3,865 sq. m. The shopping center has a bright, prestigious and modern architecture.

The layout of the building is very efficient, which allows you to optimally use every corner of the area used. On the plot there are 42 parking spaces.

At the moment, the building is leased to a large international network specializing in the sale of office supplies and office furniture. The current lease term expired by the end of 2019, but has already been extended for another 3 years, until the end of 2022. There are further options to extend the lease agreement.

The tenant is fully responsible for the maintenance, repair, maintenance of the building, as well as, if necessary, the replacement of the roof.

Price - 1 700 000 euros The total area is 1 450 sq. m. Rental income - 155 000 euro / year Profitability - 9,12%

The building is located in a well-functioning and developing commercial area of the city on the B54 between the Hagen West motorway exit and the Altenbohum district, which can be reached in just a few minutes, only 2 km away. Across the road is a car dealership and a company that provides services for the repair and replacement of automotive windows. Also located next to a gas station. A large number of well-known companies (mainly car service companies, building stores, fast food restaurants, and other specialty stores) are also in close proximity and thus perfectly complement the entire industrial park. A bus stop is also nearby. Hagen's city center and main railway station are less than 15 minutes away. Due to the good transport connection of the object, it is possible to reach neighboring cities, such as Dortmund, Witten, Wuppertal and others, as quickly as possible (both by car and by public transport).

Hagen is a city of land subordination in the west of Germany, in the federal state of North Rhine-Westphalia, in the southeast of the Ruhr region. Hagen is often called the Sauerland Gate, as it borders the northwestern part of this region. The population is over 190 thousand people. Hagen is the only state university in Germany that offers correspondence courses - Hagen Correspondence University.

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!



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  
**Web:** www.ew-realestate.com