



ID: 1816

## OFFICE BUILDING

Osnabrück, Germany

# € 18,500,000

### Property Details:

Type of Property: Office building  
Property Type: Secondary market  
Land Area: 16350 sq m  
Total Area: 14000 sq m

### Layout:

Parking place

### Financial Information:

Guaranteed rent	Rent Income per year: 1100000€
Rent Income per month: 91667€	Rent Income per month: 91667€
Profitability: 6%	Payback: 16,8 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 pleased to offer you two office buildings in the city of Osnabruck (land - Lower Saxony).

Buildings with an area of about 14,000 sq.m. were built on a land plot of over 16,350 sq.m. and have 282 parking spaces.

At the moment, the premises are leased by 92%.

Price - 18,5 million euros The total area is 14,000 sq.m. Rental income - 1,100,000 euros per year

Profitability - 6%

Osnabruck is a city of land subordination in Germany. The population is about 170 thousand people (the third largest city in the state of Lower Saxony). The city has a university, a higher technical school and a Catholic bishopric. Nearest major cities: Bielefeld (approx. 43 km to the south-east), Munster (approx. 44 km to the south-west), Oldenburg (approx. 95 km to the north), Bremen (approx. 103 km to the north-east), Hanover (approx. 114 km to the east), as well as the Dutch city of Enschede (approx. 78 km to the west). Osnabruck is an important railway junction. The Hamburg - Bremen - Ruhr and Amsterdam - Hanover - Berlin lines intersect here. Several autobahns pass through Osnabruck: A1 (Puttgarden - Saarbrücken), A30 (Bad Oeynhausen - Amsterdam) and A33 (Osnabruck - Paderborn), the B68 motorway, as well as the B51 and B65 roads in its eastern part.

If you are interested in this and other objects, you can leave a request. Our company's managers will contact you shortly and provide you with the objects that match your request.

Do not miss the opportunity to purchase office buildings in Osnabruck!



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