



ID: 1852

SUPERMARKET

Gartz, Germany

€ 1,600,000

Property Details:

Type of Property: Supermarket

Property Type: New building

Total Area: 1703 sq m

Financial Information:

Guaranteed rent	Rent Income per year: 111900 €€
Rent Income per month: 9325 €€	Rent Income per month: 9325 €€
Profitability: 6,99 %%	Payback: 14,3 years
Installment	Mortgage

Purchase Cost:

Agency commission: 7,14 %%	Tax on the purchase: 6,5 %%
Services notary: 1 %%	Purchase procedure: 0,5 %%
Rental services	Services of the management company

We are pleased to offer you a new supermarket in Gartz (Oder), Brandenburg province. The facility was built in 2018 with a private Parking for 75 cars.

The property consists of 4 commercial premises, 3 of which are leased. The anchor tenant is Norma, a retail chain with over 1300 discounters in Germany. The lease agreement with Norma is concluded for 12 years. Rental income is 111 900 € per year + 2% of annual turnover.

The unleased premise with an area of 180 sq m may be let, for example, to a butcher's department.

Area - 1 703 sq m

Price - 1 600 000 €

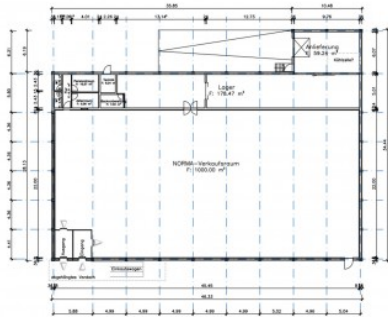
Rental income – 111 900 € / year (may increase to 124 860 € / year in case of full lease)

Profitability - 6,99% (at full lease up to 7,81% possible)

Gartz is a town on the West bank of the Oder River in the Uckermark district in the Federal state of Brandenburg, Germany. The town is located in the middle of the Lower Oder Valley National Park, 30 km South of Szczecin. Gartz is well connected by all means of transport. Germany's longest federal highway, Bundesstraße 2 (B2), is running through Gartz, starting from the close Polish border in the North East to the Austrian border in the South of Germany. The nearest Federal motorway is the A11, connecting Berlin and Szczecin. There is a railway station in town as well as a passenger port for boat trips on the Oder River. The population is about 3,000 people.

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 the new NORMA supermarket in Gartz!



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