



ID: 1860

MIXED OBJECT

Dortmund, Germany

€ 898,000

Property Details:

Type of Property: Mixed object

Property Type: Secondary market

Living Area: 224.72 sq m

Land Area: 799 sq m

Total Area: 573 sq m

Layout:

Balcony

Garden

Terrace

Near metro / stop

Parking place

Financial Information:

Rent Income per year:
48000€

Purchase Cost:

Agency commission:
4.76%

Tax on the purchase:
6,5 %

Services notary:
1,5%

Purchase procedure:
0,5

Services of the
management company

We are pleased to offer you an attractive residential and office building on a large spectacular landplot of 799.00 sqm, suitable for building. Here you can live and work comfortably under one roof. This is a rare treat in the middle of a successful commercial and shopping street!

This large residential and office building with approx. 573,04 sqm of total residential and usable floor space, was built in 1850 and has a beautiful maisonette apartment of approx. 224,72 sqm and a large modern commercial unit of approx. 172,92 sqm.

On the ground floor is the commercial unit with large shop windows facing the commercial street. There are 3 modernized large exhibition/office rooms of about 111,60 sqm, an office of about 25,19 sqm, a guest toilet, a storage room, as well as 2 additional small rooms of about 31,32 sqm.

On the first floor there are 3 large bright living rooms, a long corridor, a bathroom, a kitchen, as well as a dressing room. A cozy balcony and two spacious modern terraces give this beautiful house sophistication.

On the 2 floor you will find 3 more cozy bright living rooms and 2 storage rooms.

The huge basement with an area of about 175,04 sqm may be variously utilized. The two own parking spaces are an additional big advantage in the given central location. The attic floor also gives you development reserves for further expansion. A unique highlight of this offer is a beautifully maintained garden with various plantings and a chic terrace.

Let yourself be inspired by the charm and history of this wonderful building!

Facilities

The house is under preservation protection and is in very well maintained condition. The commercial unit on the ground floor was completely modernized in 2009-2010 with high-quality equipment: floor plan adaptation, electrical wiring, new screed, insulated and clad subceiling, equipped with spots, shop windows with double glazing, high-quality tiled floor, entrance door, toilet, etc.

The maisonette apartment is in good condition. In 2010 the double glazed windows and in 2008 the heating system were renewed. The roof of the building has recently been partially replaced and insulated, after which the ceilings in some living rooms have not yet been repaired. The beautiful modern terrace has been laid with high quality tiles and was equipped with a new balcony canopy.

Location

Top downtown location in Dortmund-Aplerbeck! All public facilities, schools, medical care, pedestrian area with all shopping facilities are on site. Tram and underground station as well as bus stops are in the immediate vicinity. Public parking is available. Additional Parking spaces can be rented separately.

Dortmund is a city in North Rhine-Westphalia and with 587.010 inhabitants, the ninth-largest city in Germany.



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