



ID: 1903

PROFITABLE OBJECT

Berlin, Germany

€ 3,500,000

Property Details:

Type of Property: Profitable object

Property Type: Secondary market

Total Area: 658.74 sq m

Financial Information:

Guaranteed rent

Rent Income per year:
130430,76 €

Rent Income per
month:
10869,23€

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month:
10869,23€

Purchase Cost:

Agency commission:
7,14%

Tax on the purchase:
6%

Services notary:
1%

Rental services

Services of the
management company

The commercial property is practice/office space as a partial property in a 4 story mixed-use building in the south of Berlin, consisting of 5 units with Areas from 91.69 sq. m. to 165.13 sq. m. Each unit has a parking space.

The lease runs until the end of 2030 and includes a graduated rent.

graduated rent:

	monthly rent	year rent
until 31.12.2022	€ 10.869,23	€ 130.430,76
thereafter until 31.12.2025	€ 11.169,23	€ 134.030,76
thereafter until 31.12.2027	€ 11.469,23	€ 137.630,76
thereafter until 31.12.2030	€ 11.769,23	€ 141.230,76

Location: In the south of Berlin in the district Tempelhof-Schöneberg.
Detailed information will be provided upon appropriate expression of interest.