



## Germany. Datteln. Income property - residential an



### Information de l'agent

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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 2,327,311.7

#### Location

Pays: Allemagne  
État/Région/Province: Rhénanie du Nord-Westphalie  
Ville: Datteln  
Adresse: Даттельн  
Soumis: 10/07/2025

#### Description:

Germany. Datteln. Income property - residential and commercial.  
North Rhine-Westphalia.

Income property (residential and commercial), in 45711 Datteln, 3,578 m<sup>2</sup> (land plot 4,059 m<sup>2</sup>)

Object code: 17888

Online viewing Remote purchase

€2,000,000

€558/m<sup>2</sup>

Object type

apartment buildings

Year of construction 1955/1980 and 1990/2020

Floor 1-2-3-4

Total area 3,578 m<sup>2</sup>

Object status partially rented

Number of rooms-10 apartments and commercial premises

Actual annual income €228,900 (11.44%)

Possible annual income €300,725 (15%)

Highly profitable object with good in the near future!

1) Residential building with 10 apartments

year of construction 1955/1920 renovated (the property is well-maintained and does not require renovation)



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living area 540 m2

The building is fully and successfully rented out:

actual rent per year 42,900.00 EUR p.a. (net)

2) Detached commercial property:

office bureau and utility rooms and warehouses.

year of construction 1990/2020 renovated (well-maintained and does not require renovation)

commercial area 1708 m2

there are parking spaces next to the property in a fenced area

basement KG: ca. 440 m2

first floor EG: ca. 524 m2 (office and warehouse space)

second floor 1OG: ca. 744 m2 (office space)

Heizung: Fernwärme

fully leased

Actual rent: ca. 66,000.00 EUR p.a. (netto)

Possible to increase to: ca. 186,000.00 EUR p.a. (netto)

3) Commercial building

Year of construction 1955 / 1980 renovated (currently the property requires renovation!)

Property area 1080 m2

Office space 250 m2, warehouses 400 m2

There are parking spaces next to the property

This property is not leased!

(Negotiations are currently underway to lease the property)

Buyer's commission + 4.76% of the property value.

Details on request.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.

## Lease terms

Date Available:

## Contact information

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