



Germany. Datteln. Income property - residential an



Ügynök információ

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Hirdetés részletei

Ingatlan: Eladó
Ár: USD 2,355,078.95

Elhelyezkedés

Ország: Germany
Állam/Régió/Tartomány: North Rhine-Westphalia
Város: Datteln
Cím: Даттельн
Feladta: 2025. 06. 08.

Leírás:

Germany. Datteln. Income property - residential and commercial.

North Rhine-Westphalia.

Income property (residential and commercial), in 45711 Datteln, 3,578 m² (land plot 4,059 m2)

Object code: 17888

Online viewing Remote purchase

€2,000,000

€558/m2

Object type

apartment buildings

Year of construction 1955/1980 and 1990/2020

Floor 1-2-3-4

Total area 3,578 m2

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)

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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