



## Germany. Datteln. Income property - residential an



### Agent Info

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### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 2,332,991.95

### Locatie

Aanbevolen Auto Onderdelen: Germany  
Staat/Regio/Pronvincie: North Rhine-Westphalia  
Plaats: Datteln  
Adres: Даттельн  
Geplaatst: 10-07-2025

### Omschrijving:

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 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



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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 m<sup>2</sup>

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

basement KG: ca. 440 m<sup>2</sup>

first floor EG: ca. 524 m<sup>2</sup> (office and warehouse space)

second floor 1OG: ca. 744 m<sup>2</sup> (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 m<sup>2</sup>

Office space 250 m<sup>2</sup>, warehouses 400 m<sup>2</sup>

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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IX6.658.191

