



## Germany. Essen. Apartment building. Apartment buil



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,079,683.2

### Locatie

Aanbevolen Auto Onderdelen:	Germany
Staat/Regio/Pronvincie:	North Rhine-Westphalia
Plaats:	Essen
Adres:	Эссен
Geplaatst:	19-07-2025

### Omschrijving:

Germany. Essen. Apartment building. Apartment building in 45145 Essen, 533.89 m<sup>2</sup> (land plot on request)

Object code: 17952

Online viewing Remote purchase

€920,000

€1,723/m<sup>2</sup>

Object type apartment buildings

Year of construction 1958

Floor 1-2-3-4

Total area 533.89 m<sup>2</sup>

Object status rented

Number of rooms-9 apartments and 2 garages

Annual income (actual) €51,868.20 (5.63%) €

Annual income (potential) €51,868.20 (5.63%) €

The house is located on a quiet street in Essen-Fronhausen, next to the street Fronhauser Strasse, where there are numerous shopping centers.

Public transport stops are just a few minutes away on foot.

The city center is easy to reach - only 3 kilometers away.

There is a good connection to the A40 motorway.

Energy consumption 130.0 kWh / (m<sup>2</sup>a) according to the energy consumption assessment.

Energy efficiency class D.



Year of construction 1958.

The property is well maintained!

The house has 9 apartments and 2 garages - all rented out!

The property brings in 51,868.20 € (5.63%) per year

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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IX6.803.223

