



## Commercial Building with Apartments For Sale in Roßla Saxony Germany



### Agent Info

Naam: ArKadia  
Bedrijfsnaam:  
Mistlampen: United Kingdom  
Telefoon:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 56,016.56

#### Locatie

Aanbevolen Auto Onderdelen: Germany  
Staat/Regio/Pronvincie: Saxony  
Postcode: 06536  
Geplaatst: 03-10-2025  
Omschrijving:  
Commercial Building with Apartments For Sale in Roßla Saxony Germany

Esales Property ID: es5554812

Güterbahnhof 2, 06536 Südharz, Germany

Prime Investment Opportunity: Historical Commercial and Residential Property For Sale in Roßla, Südharz, Germany

The Offering: A Multifaceted Investment at Güterbahnhof 2, 06536 Roßla

We are delighted to present a compelling investment opportunity in the tranquil yet well-connected region of Südharz, Saxony-Anhalt, Germany. This substantial commercial and residential property, located at the historically significant address Güterbahnhof 2, 06536 Roßla, offers a rare combination of possible rental income, significant refurbishment potential, and strategic location. The property is a versatile asset, ideal for investors seeking to capitalize on the sustained demand for mixed-use properties in established German communities.

The entire real estate complex, with a total built-up area of approximately 282 square meters, comprises two distinct usage categories: residential apartments and a substantial commercial unit. The gross floor area available for use totals approximately 260 . This mixed-use profile provides a natural hedge against



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market fluctuations, ensuring a balanced income stream from both commercial and residential tenants upon full occupancy. The current configuration yields an annual net cold rent (for the areas currently let) of approximately €1,684, an income figure that underscores the considerable potential for growth through renovation and re-letting at market rates.

## Architectural Character and Potential

The building itself boasts a construction date of circa 1920, giving it a rich historical character typical of the period's industrial and residential structures. A standout feature is the attractive main facade, which is finished in durable and aesthetically pleasing clinker masonry. This classic, robust brickwork provides a handsome street presence and speaks to the solid construction of the era.

In contrast, an annex area features a simpler plaster facade. It is important for prospective buyers to note that the building currently presents with areas requiring maintenance and repair, offering a clear value-add proposition. Specifically, there are partially visible plaster damages on the annex and, crucially, the roof and roof drainage are partially damaged. These points highlight the need for capital expenditure, which, when completed, is expected to substantially increase the property's value, appeal, and overall rental yield, allowing the investor to fully realize the property's architectural potential.

## Residential and Commercial Breakdown

The total lettable area of 260 is efficiently divided, maximizing the property's utility:

### Residential Component (Approx. 160 ):

The property features two separate residential apartments totaling approximately 160 . One of these apartments, measuring 89 , used to be occupied and was generating good rent. The second apartment, covering the remaining residential area, presents a prime opportunity for immediate, value-enhancing refurbishment before being introduced to the rental market or utilized by the new owner.

The current residential standards are described as 'simple.' The apartments utilize simple bathrooms equipped with a bath tub and toilet. Heating for the complex is managed via a central oil heating system, a common setup in older German properties, with hot water provided by an electric boiler. Upgrading these systems and modernizing the interior finishes of both units represents the most direct route to significantly increasing future rental income and attracting higher-quality tenants.

### Commercial Component (Approx. 100 ):

A substantial portion of the ground floor is dedicated to a commercial unit of approximately 100 , which is currently vacant. This immediate vacancy is a significant advantage for an investor, offering maximum flexibility. The space can be renovated and adapted to suit a wide variety of local business needs, such as professional offices, a practice (e.g., medical or legal), retail space, or service-based businesses. The unit formerly included a shower and two toilets, indicating a layout that supports staff and customer facilities. Securing a long-term commercial tenant in this space would dramatically stabilize and increase the overall net operating income of the investment.



## Location and Connectivity

The property's address at Güterbahnhof 2 is intrinsically linked to the transport history of Roßla, signifying a location of excellent infrastructure access. Roßla, a community of Südharz, lies in the scenic Helme river valley, nestled between the Harz Mountains and the Kyffhäuser hills. While offering a tranquil, small-town atmosphere, the location ensures good connectivity via the regional road and rail networks.

Roßla benefits from its position on the Halle–Hann. Münden railway line, with the local station providing connections to larger regional centers. This makes the location attractive for both residents commuting for work and commercial enterprises requiring logistical access. The historical and cultural anchor of the area is the imposing Schloss Roßla, which enhances the local community appeal and contributes to a stable residential environment.

## Due Diligence and Investment Considerations

Prospective buyers should be aware that a key element of the sale is the commitment required to address necessary upgrades. As is common with properties of this age and former industrial affiliation, investment is needed to bring the property to modern market standards. Furthermore, it is explicitly stated that an Energy Performance Certificate (EPC) is not currently available and would need to be commissioned by the new owner or as part of the initial renovation strategy.

Despite these factors, the property represents an outstanding opportunity to apply capital expenditure to a historically robust structure in a stable German regional market. The clinker masonry facade, the generous property size, the immediate income stream from the existing tenant, and the versatility of the large vacant commercial unit combine to form a compelling value-add proposition. This is an acquisition for an investor ready to manage a renovation project and subsequently enjoy substantial returns from a fully optimized mixed-use asset in the charming Südharz region.

The property at Güterbahnhof 2 in Roßla is an exceptional commercial and residential investment proposition. It offers the solid foundation of 1920s German construction, a distinctive architectural aesthetic, 260 of usable space across two apartments and a commercial unit, and an attractive geographical setting. While demanding a clear strategy for maintenance and modernization, the potential to significantly increase the current net rent of approximately €1,684 through strategic refurbishment and re-letting of the vacant areas makes this an ideal acquisition for the proactive, long-term real estate investor.

## ABOUT THE AREA

Roßla is a village and former municipality located in the Mansfeld-Südharz district of Saxony-Anhalt, Germany. Since 2010, it has been incorporated as a part of the larger municipality of Südharz. Situated in the flat Helme river valley between the Harz mountain range to the north and the Kyffhäuser hills to the south, Roßla is considered the northern gateway to the 'Goldene Aue' (Golden Meadow) plain. The village is one of the larger settlements in the Südharz area, with a population of over 2,000 residents, providing a



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local hub for the surrounding smaller communities.

The history of Roßla is particularly noteworthy due to its connection with the noble families of the region. The village was first documented in 996 AD, and its central historical structure is Schloss Roßla, or Roßla Castle. Originally a medieval water castle, the site was later converted and expanded, notably with a late-Classical style east wing added in 1826. For centuries, up until 1945, the castle served as the seat of the Princes of Stolberg-Roßla. Today, the castle's solitary Bergfried (keep) remains in the courtyard, and the main building has been repurposed as a multi-generational house, cultural center, and restaurant.

Beyond the castle, Roßla is home to several other points of cultural interest, particularly its architectural heritage. The village features a number of late-Classical residential buildings, reflecting the style of its former ruling noble house. The neo-Gothic St. Trinitatis Church, constructed between 1868 and 1873, is another prominent landmark. Furthermore, Roßla benefits from its location in the wider Südharz region, a scenic karst landscape that offers excellent recreational opportunities, including access to the Karst Hiking Trail, one of Germany's longest themed trails.

For travelers, the village of Roßla is most conveniently served by Leipzig/Halle Airport (LEJ). This major international airport is located approximately 110–120 kilometers to the southeast and offers a broad selection of European and domestic flights. Alternatively, Erfurt-Weimar Airport (ERF) is about 90 kilometers to the south, and Hannover Airport (HAJ) is around 100 kilometers to the west, both offering viable options for reaching the Südharz region, typically followed by a transfer via train or car.

## MAiN FEATURES:

- \* 160m<sup>2</sup> of living space
- \* 260m<sup>2</sup> plot
- \* 2 Bedrooms
- \* 2 Bathrooms
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantast...

## Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	160 m <sup>2</sup>
Lot Afmeting:	260 m <sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/UAJM-T3110/?utm\\_camp](http://www.arkadia.com/UAJM-T3110/?utm_camp)



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