



Germany. Gelsenkirchen. Apartment building



Agent Info

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Listing details

Property for: Sale
Price: USD 789,514.82

Location

Country: Germany
State/Region/Province: North Rhine-Westphalia
City: Gelsenkirchen
Address: Гельзенкирхен
Posted: Jun 18, 2025

Description:

Germany. Gelsenkirchen. Apartment building in the city center. Apartment building in the very center
45879 Gelsenkirchen - Stadtmitte, 463 m² (plot of land 280 m2)

Object code: 16803

Online viewing Remote purchase

€670,000

€1,447/m2

Object type

apartment buildings

Year of construction

1911/1965/2003/2021

Floor

1-2-3-4

Total area

463 m2

Object status

rented

Number of rooms

8 apartments

Annual income (actual)

€37,980 (5.66%)



Annual income (potential)

€43,980

Apartment building with 8 apartments. Major renovations were made in 2021. (the price includes repairs).

The following was replaced in the house:

- the heating system (a new boiler, a boiler were installed, new pipes were laid),
- new windows with 3-chamber double-glazed windows were installed,
- the electrics, wiring, sockets, switches were completely replaced, a new electrical panel was installed, new distribution boxes in each apartment
- the doors in the entrance and interior doors in the apartments were replaced,
- new plumbing was installed in the bathrooms and tiles were laid according to modern standards,
- new wallpaper was pasted in all apartments, the walls were painted, new laminate flooring was laid.

At the moment, 8 out of 8 apartments have already been rented out, the annual income is 37,980 euros / year.

For example, the buyer can leave 1 apartment in the house for personal use.

Year of construction 1911. Renovations were carried out in 1965/2003/2021.

Number of floors 4 floors.

Living area 463 m²

Rental rates:

For example - a one-room apartment of 36 m² is rented at a price of (KM 275 euros + 125 euros NK) = WM 400 euros (including heating)

For example, a 3-room apartment of 78 m² in this house is rented for (KM 550 euros + 180 euros NK) = WM 730 euros (including heating)

Annual income can be increased upon purchase to - 43980 €

The house is conveniently located: only 300 m to the central shopping pedestrian street and 500 m to the central station!

Buyer's co

Lease terms

Date Available:

Contact information

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IX6.652.315

