

# Commercial/mixed Use: vacant 3 Room Apartment in Prime Bergmannkiez-Kreuzberg



## Agent Info

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## Listing details

Property for:	Sale
Price:	USD 464,603.15

## Location

Country:	Germany
State/Region/Province:	Land Berlin
ZIP code:	10965
Posted:	Aug 28, 2025
Description:	

- Located in one of Kreuzberg's most prestigious neighborhoods, this spacious commercially zoned apartment is set in a beautifully preserved 19th-century building. The property features a large main room with a shopfront-style entrance and display window, ideal for a creative studio, office, or showroom. Two additional rooms offer flexibility for private workspaces or quiet retreat areas.

The apartment includes a fully equipped bathroom with a window and a ready-fitted kitchen with an oven and sink, providing a comfortable and functional layout. A generous cellar storage room is also included, offering ample space for inventory or personal items. The overall character of the property blends historic charm with practical usability.

Just steps from the vibrant Bergmannstrasse, the location offers easy access to shops, cafes, restaurants, and the popular market hall. Viktoriapark is nearby, with walking paths and panoramic views, while the

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expansive Tempelhofer Feld provides open space for recreation and relaxation.

Public transport links are excellent, with nearby bus routes to Alexanderplatz and the U7 subway line offering direct connections across the city, including to Berlin Brandenburg Airport. This is a unique opportunity to own a versatile and inspiring space in the heart of Kreuzberg.

For more information or to schedule a viewing, our team at First Citiz is happy to assist you.

#### Additional Information

All information about this property is based on information provided by the seller(s) and/or their representatives. This offer is confidential and is solely intended for its recipient. Any disclosure must be authorized by First Citiz GmbH. We do not accept any liability for the accuracy or completeness. Error and prior sale can be expected. Some photos and property visualizations are illustrative examples and non-binding. This offer is subject to a brokerage fee payment. Upon the signature of a purchase contract for this property, the brokerage fee in the amount of 3,57% (incl. 19% VAT) of the notarial property sale price, is due by the buyer to First Citiz GmbH.

#### City area

Kreuzberg is a central and multicultural district, linked to Friedrichshain by the famous bridge Oberbaumbrücke, listed as a historical monument. Behind the Spree, the Wrangelkiez is a trendy area with many bars and restaurants. To the south of Kreuzberg, the Bergmannkiez is a lively district with many shopping streets. There is a large covered market, the Marheineke Markthalle. Viktoriapark, perched on a hill, offers a panoramic view of Berlin. For culture buffs, the Hebbel Am Ufer offers a rich program of contemporary dance and theatre. Several companies, such as Deliveroo, were seduced by the dynamism of Kreuzberg and installed their headquarters. Many old buildings, recently renovated, attract investors from around the world and increased the standing of this neighbourhood.

The displayed property location is approximate

#### Features and amenities

Commercially zoned apartment in prestigious Kreuzberg location  
Spacious main room with shopfront-style entrance and large display window  
Two additional versatile rooms for workspaces or private use  
Fully equipped bathroom with natural light and fitted kitchen ready for customization  
Beautiful 19th-century building with preserved architectural charm  
Large private cellar storage room included  
Steps from Bergmannstrasse's shops, cafes, and market hall  
Close to Viktoriapark and Tempelhofer Feld for green space and recreation  
Excellent public transport links, including U7 line and direct airport access  
Built: 1888

#### Common

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Bedrooms: 2  
Bathrooms: 1  
Finished sq. ft.: 67.92 sq m

**Room details**

Total rooms: 3

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX7.485.491

