



BERLIN
BRANDENBURG
IMMOBILIEN

Immobilienexposé
**SMALL, MAINTAINED TURN OF THE
CENTURY BUILDING WITH DEVELOPMENT
POTENTIAL IN NEUKÖLLN**

Objekt-Nr.:
183455



Zinshaus/Renditeobjekt zum Kauf

SMALL, MAINTAINED TURN OF THE CENTURY BUILDING WITH DEVELOPMENT
POTENTIAL IN NEUKÖLLN

Kaufpreis
2.200.000 €

183455	480 m ²	440 m ²	690 m ²	1860
Prop. number	Living space (ca.)	Plot area (ca.)	Total area (ca.)	Construction year

Preise & Kosten

Preise	Kaufpreis	2.200.000 €
	Purchase price per m ²	4.000 €
	Rental income (actual)	55.000 €
Buyer's commission incl. VAT.	7,14 %	

Die Immobilie

Weitere Flächen	Living space (ca.)	480 m ²
	Total area (ca.)	690 m ²
	Plot area (ca.)	440 m ²
	Lettable area (ca.)	550 m ²
Räume und Flure	Number of residential units	8
	Number of commercial units	2
Weitere Informationen	Rented	✓
Zustand und Bauart	Construction year	1860
	Condition	well-kept
	Basement	Yes

Description

- representative listed building, consisting of front and garden house with a side wing (not a monument)
- facades and staircases have been repainted in recent weeks
- front building (Built 1860): completely renovated in 1995, 6 apartments
- 1995 construction of new garden house: 2 flats and 2 commercial units (e.g doctor's practice)

Equipment

- front building has a basement
- gas central heating with solar backup
- gartenhausdachfläche ist begrünt
- building permit applied for the attic conversion in the garden house (about 120 square meters, 2 apartments) and expansion of the commercial area Groundfloor (about 20 square meters)
- fully rented, rent increase possible
- energy pass will be available soon

Location description

- one way street directly at the Wederpark
- between Teltowkanal and Emmauskirchhof
- very good transport links and infrastructure
- near S-Bahn / U-Bahnhof Hermannstr.
- several bus lines operate in the immediate vicinity
- numerous shops as well as kindergartens and schools in direct proximity

Other

The commission of 7,14% of the purchase price (19% VAT) will be borne by the purchaser and shall be payable to the BBI Immobilien after completion of the purchase contract.

What`s your property worth? We offer a free value determination of your property conducted by our experts. If you wish, we can handle the professional and promptly sale of your property.

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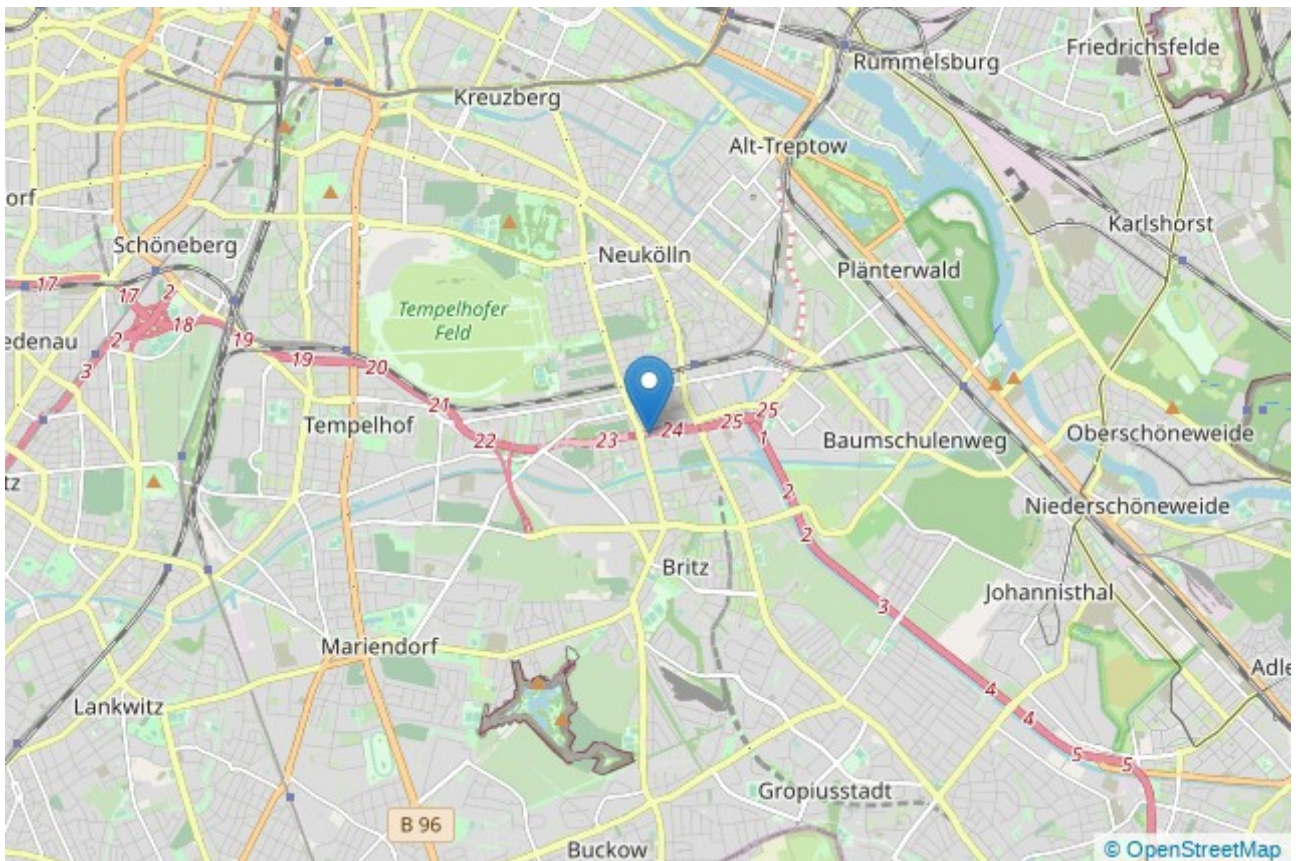
Ihr Ansprechpartner

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Lage und Umgebung

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Hofansicht (1)



Straßenansicht (3)



Hausansicht (1)



Hausansicht (2)



Treppenhaus (1)