



BERLIN
BRANDENBURG
IMMOBILIEN

Immobilienexposé
**WELL KEPT OLD BUILDING WITH 20
APARTMENTS IN THE CENTRAL
GOVERNMENT DISTRICT**

Objekt-Nr.:
148482



Zinshaus/Renditeobjekt zum Kauf

WELL KEPT OLD BUILDING WITH 20 APARTMENTS IN THE CENTRAL GOVERNMENT
DISTRICT

Kaufpreis
4.500.000 €

148482	1.096 m ²	492 m ²	1.280 m ²	1910
Prop. number	Living space (ca.)	Plot area (ca.)	Total area (ca.)	Construction year

Preise & Kosten

Preise	Kaufpreis	4.500.000 €
	Purchase price per m ²	3.580 €
	Rental income (actual)	109.160 €
Buyer's commission incl. VAT.	7,14 %	

Die Immobilie

Weitere Flächen	Living space (ca.)	1.096 m ²
	Total area (ca.)	1.280 m ²
	Plot area (ca.)	492 m ²
	Lettable area (ca.)	1.257 m ²
Räume und Flure	Number of residential units	18
	Number of commercial units	2
Zustand und Bauart	Construction year	1910
	Condition	well-kept
Sonstige	Heating	Central heating

Description

- stucco old building from 1910
- 2,5% yield- 18 apartments / 2 commercial units
- refurbished in 1991/, 2015/16
- building contains front part, side wing (ground floor to 4th floor) and built out attic
- complete refurbishment in 1991
- 2015 refurbishment of the roof balconies, 2016 refurbishment of th stairwells
- every unit is rented
- property is not divided

Equipment

- 18 apartments and 2 commercial units (physiotherapy and interieur design)
- 2011, 2015 complete refurbishment of one apartment each, all apartments are in a very good condition
- old building style elements like stucco and wooden doors
- lovely little courtyard with pond and bridge

- attic apartments with partial marble flooring
- new hot water tanks from 2019

Location description

- belongs to social environment protection area Birkenstraße
- near Fritz-Schloss-Park (Poststadion, Vabali Spa)
- very good infrastrucure
- not far from magistrates court Tiergarten
- near MOA Bogen and Schultheiss Quartier
- bus lines 123 and M27

Other

The commission of 7.14% of the purchase price (including 19% VAT) will be borne by the buyer and shall be payable to the BBI Immobilien after completion of the purchase contract.

WHAT IS YOUR PROPERTY REALLY WORTH?

We offer a free value determination of your property by our experts.

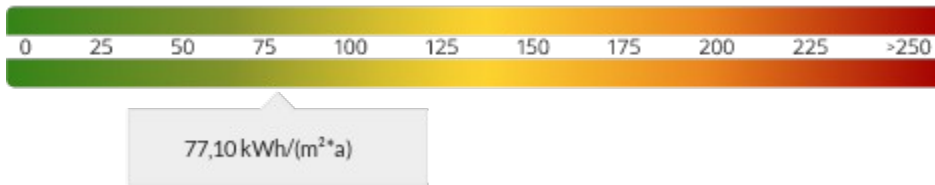
we can ensure a serious and timely sale.

You can also reach us on weekends under: 030-3277340.

Our office on Kurfürstendamm is open for you 7 days a week.

You can find more interesting, commission-based and commission-free offers from property developers, from condominiums to single-family houses and villas (private and commercial use) to high-yield rental houses for investors at www.bbi-immobilien.de

Energieverbrauchsausweis



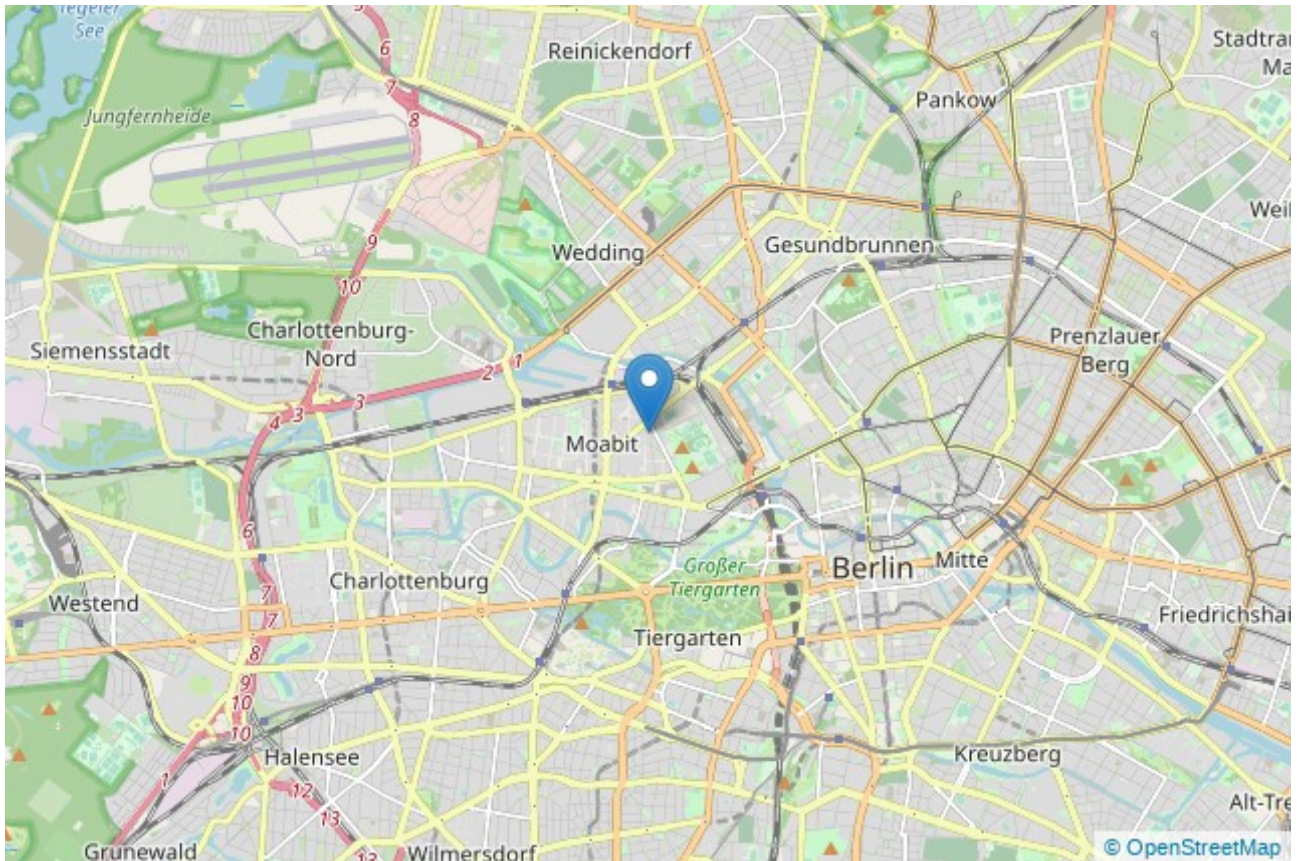
Endenergieverbrauch	77,10 kWh/(m ² *a)
Hauptenergieträger	District heating
Heizungsart	Central heating
Primärenergieträger	FERN
Gültig bis	28.10.2018

Ihr Ansprechpartner

Name	Ursula Maria Schmidt
Telefon	+49 (30) 32773450
Ort	10707 Berlin
E-Mail	abfrage@bbi-immobilien.info
Homepage	https://en.bbi-immobilien.de

Lage und Umgebung

10559 Berlin - Moabit





Fassade



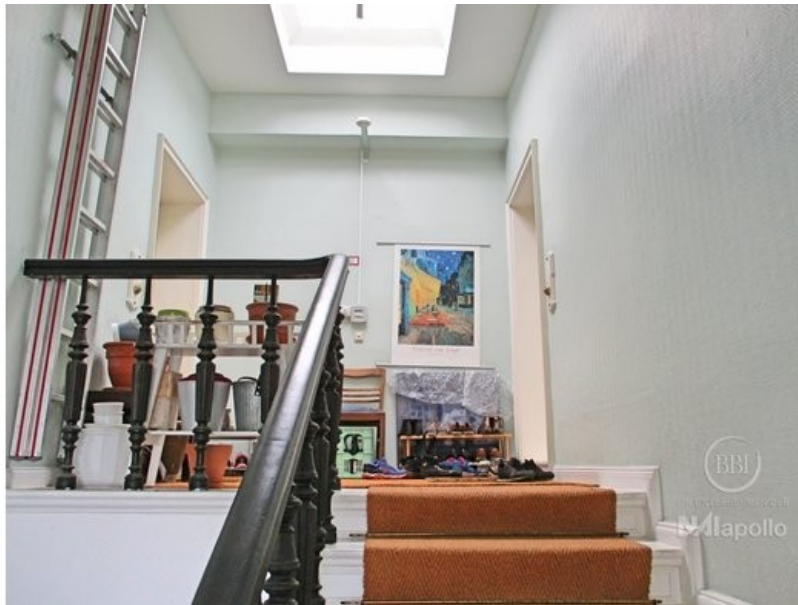
aussen3



Treppenhaus



Aussen



DG



Flur



aussen2