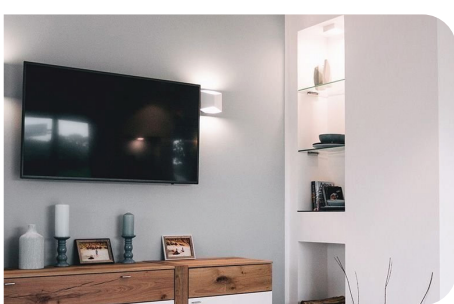




ANDALUS IMMO

Your Trusted Investment Advisor





Charming Location in Hesse Residential and Commercial Gem

This residential and commercial building in a prime downtown location in Hesse is currently undergoing extensive renovations, including the restoration of its charming clinker facade. Featuring two rented commercial units on the ground floor, both with access to a terrace, and additional storage rooms, it offers a mix of functionality and charm. The upper floors and attic each house 2-room and 3-room apartments, all with balconies and modern amenities.

The building includes six basement rooms for extra storage and provides an annual net rental income of approximately €88,000, with two commercial units and four apartments currently rented. The remaining two apartments are expected to be rented by handover, making it an excellent investment opportunity for discerning investors.



QUICK REFERENCE

Price € 1,788,600

ROOMS:

15

BUILT-IN KITCHEN:

No

HABITATION:

Approx. 312.00 m²

LAND SPACE:

Approx. 185 m²

USABLE SPACE:

Approx. 20 m²

BASEMENT AREA:

Approx. 130 m²

HEATING TYPE:

District heating

CONDITION:

Rehabilitated

OLD/NEW CONSTRUCTION:

Old building

FLOORING:

Tiles, laminate

CELLAR:

Yes

BALCONIES:

6

FUEL /ENERGY SOURCES:

District heating



QUICK REFERENCE

EQUIPMENT:

The comprehensive renovation in 2020/2021 included:

- New roof covering.
- Triple-glazed plastic windows with electric shutters.
- Complete renovation of the bathrooms including new water pipes and sanitary facilities.
- Renewal of the electrical system.
- Newly built balconies.
- Renewal of interior doors.
- New exterior door.
- Modern floor coverings.
- Installation of a new mailbox system.
- Doorbell system with video function.

ANNUAL NET RENT:

Approx. € 88,000

PURCHASE:

Approx. € 1,788,5600





PROPERTY DESCRIPTION:

This attractive residential and commercial building, located in a prime downtown location in Hesse, is an excellent opportunity for investors. The building is currently being extensively renovated, with the charming clinker facade being carefully restored. A raised pent roof provides spacious rooms on the top floor. The building is not listed. There are two rented commercial units on the ground floor. One of these units has access to the terrace in the backyard. The common area includes a hallway, a storage room and a toilet. The house's waste disposal room is accessible from the hallway, which is also accessible from outside for all residents. In addition, there are two further, externally accessible storage rooms.

The 1st and 2nd floors as well as the attic, each house a 2-room and a 3-room apartment. The 2-room apartments offer approx. 45 m² of living space, while the 3-room apartments cover approx. 60 m². All apartments have a balcony, a kitchen, a living room, bedroom and a daylight bathroom with bathtub. There are six rooms in the basement with areas between approx. 10 and 30 m². By fully renting out all units, an attractive annual net rent of approx. € 88,000 can be achieved. Two of the commercial units and four of the apartments are currently rented. The remaining two apartments will be rented until handover.



LOCATION DESCRIPTION:

This property is in a central location in Hesse. The location offers excellent connections and accessibility: the market square as well as numerous shops and public transport are within easy walking distance. The property is located in a large city in Hesse with around 99,000 inhabitants. The city is an important industrial and technology location and has a first-class infrastructure. This residential and commercial building offers a rare investment opportunity in a prosperous and well-connected city. The ideal location and the extensive renovation work make this property lucrative and a long-term investment.

NOTICE

All information is given to the best of our knowledge. Errors and prior sales reserved. In the event of a successful sale, the buyer pays Andalus Immo a buyer's brokerage commission of 5.95% including statutory VAT. The commission is calculated from the notarized purchase price. This exposé is preliminary information; the only legal basis is the notarized purchase contract.



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