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Hotel in the center of Offenbach am Main:

PROPERTY DESCRIPTION:

The commercial building was completely gutted in 2015/16 and rebuilt as a hotel, restaurant and casino. The renovation was completed in 2017. All areas are rented out, and the tenants and income have been stable for 10 years.

OBJECT OVERVIEW:

Property type:

Hotel with casino and restaurant

Address:

Offenbach am Main, Hesse

Rental income:

Approx. 450,000 euros pa (target)

Purchase price:

7,500,000 euros



QUICK REFERENCE

Price € 7,500,000

OBJECT DATA:

Plot size:

Approx. 360 m²

Gross floor area:

Approx. 3,650 m²

Rentable area:

Approx. 3,200 m²

Floors:

7

Heating type:

District heating with heat pump

Air conditioning:

Newly installed

HIGHLIGHTS:

Hotel wing:

45+ rooms and a breakfast room

Expansion option:

Operating license for service apartments is available

Gastronomy & Casino:

Additional rental income through good, frequented establishments



QUICK REFERENCE

AREA DISTRIBUTION:

Common areas:

Approx. 400 m²

Hotel (ground floor reception, 2nd-7th floor):

Approx. 2,000 m²

Restaurant (ground floor):

Approx. 360 m²

Gaming hall/casino (1st floor):

Approx. 300 m²

Billiard Bistro (1st floor):

Approx. 90 m²



RENTAL AGREEMENTS AND LEASE INCOME:

The lease will run until the end of 2024 with the following current and future rental income:

| PLACE | CURRENT RENT PER MONTH | TARGET RENT PER MONTH |
|----------------------|------------------------|-----------------------|
| Hotel | Approx. € 20,000 | Approx. € 22,000 |
| Casino Games | Approx. € 4,500 | Approx. € 4,560 |
| Bistro/Billiard Café | Approx. € 1,500 | Approx. € 2,560 |
| Restaurant | Approx. € 7000 | Approx. € 7,600 |



LOCATION DESCRIPTION:

The hotel is in a prime location in the city of Offenbach am Main. The central location offers excellent connections to public transport and the motorway. The hotel is close to a station, an airport, a motorway junction. There are important companies in the immediate vicinity.

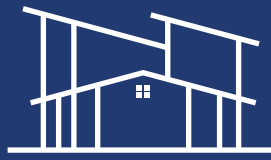
PUBLIC TRANSPORTATION:

All public transport stops are easily accessible from the hotel.

HOTEL:

- Buses and trains offer excellent connections
- Cycle paths lead in all directions along the Main





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FOR FURTHER INFO!



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