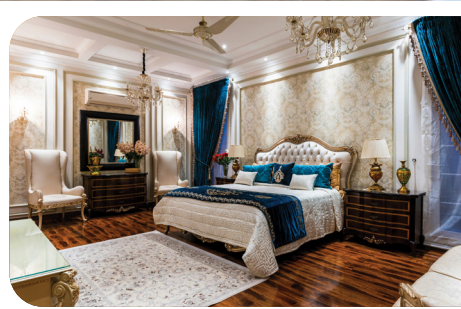
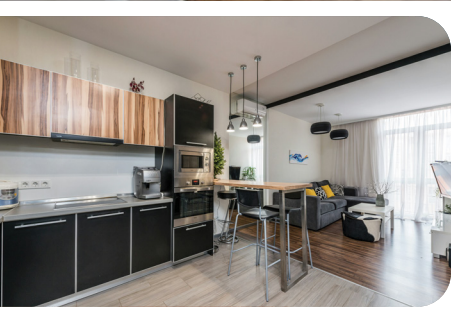


ANDALUS IMMO

**Your Trusted Investment Advisor**





## Commercial Property with Modern Extension

The commercial property for sale combines historical substance and modern architecture. The ballroom, originally built in the mid 19th century and converted into a cinema in the early 20th century, offers a unique historical presence in the streetscape of Saxony. The listed building stands in clear contrast to the modern row of houses and thus documents a special part of urban development history. The addition of a modern glass and steel building expands the property to include additional office space. On the ground floor of the historic building, there is a karaoke bar, which takes up most of the space. Former catering rooms with great development potential are located on the first floor. These include a spacious hall, kitchen, terrace, foyer, and storage areas. Other utility rooms such as a dry storage area, staff rooms, and toilet facilities are located on the ground floor.



## QUICK REFERENCE

Price € 3,500,000

The second floor houses two apartments that were intended for employees of the catering business, but can also be used as an office space. Outside, there is a beer garden, a terrace, and 20+ parking spaces that are available to the users of the property. The adjacent undeveloped plot of land has development potential.

### PROPERTY TYPE:

Listed commercial property with modern glass extension.

### ADDRESS:

Saxony

### PURCHASE PRICE:

€ 3,500,000

### OBJECT DATA :

Rental space of the existing building (monument with glass extension):

### TOTAL AREA:

approx. 1,000 m<sup>2</sup>

### FORMER RESTAURANT:

approx. 700 m<sup>2</sup>

### KARAOKE BAR:

approx. 220 m<sup>2</sup>

### OFFICE (GLASS EXTENSION):

approx. 90 m<sup>2</sup>

### PARKING SPACES:

20+

### DEVELOPED PROPERTY:

approx. 1,000 m<sup>2</sup>

### UNDEVELOPED PROPERTY:

approx. 1,000 m<sup>2</sup>



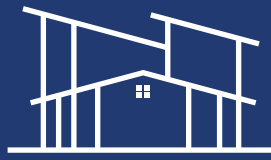
## QUICK REFERENCE

### POSITION:

The property is located in Saxony. The location offers excellent connections to public transport, with several stops in the immediate vicinity. The surrounding area is characterized by a mixture of urban development and green areas. The proximity to the Elbe and the recently built HafenCity increases the attractiveness of the location, which is also reflected in a positive development in the value of the urban area.

### SPECIAL FEATURES:

- modern office in glass/steel extension
- development potential on undeveloped land
- 20+ pitches available
- excellent location with good transport links
- diverse usage possibilities (catering, office, event areas)



ANDALUS IMMO

# INVESTMENT ADVISORS



CEO

**Mazen Uklah**



+49 (0) 15 73 / 0 04 72 80



mazen.uklah@andalus-immo.de



COO

**Jameel Uklah**



+49 (0) 15 22 / 9 03 31 52



jameel.uklah@andalus-immo.de

## FOR FURTHER INFO!



[www.andalus-immo.me](http://www.andalus-immo.me)



+49 2663 / 9790021



[info@andalus-immo.de](mailto:info@andalus-immo.de)



[andalusimmo](https://www.x.com/andalusimmo)



[andalusimmo](https://www.facebook.com/andalusimmo)



[www.andalus-immo.me](http://www.andalus-immo.me)



[andalusimmo](https://www.instagram.com/andalusimmo)



ANDALUS IMMO



NOTES:

# CONTACT US!

-  [www.andalus-immo.me](http://www.andalus-immo.me)
-  [info@andalus-immo.de](mailto:info@andalus-immo.de)
-  +49 2663 / 9790021
-  andalusimmo
-  andalusimmo
-  andalusimmo

