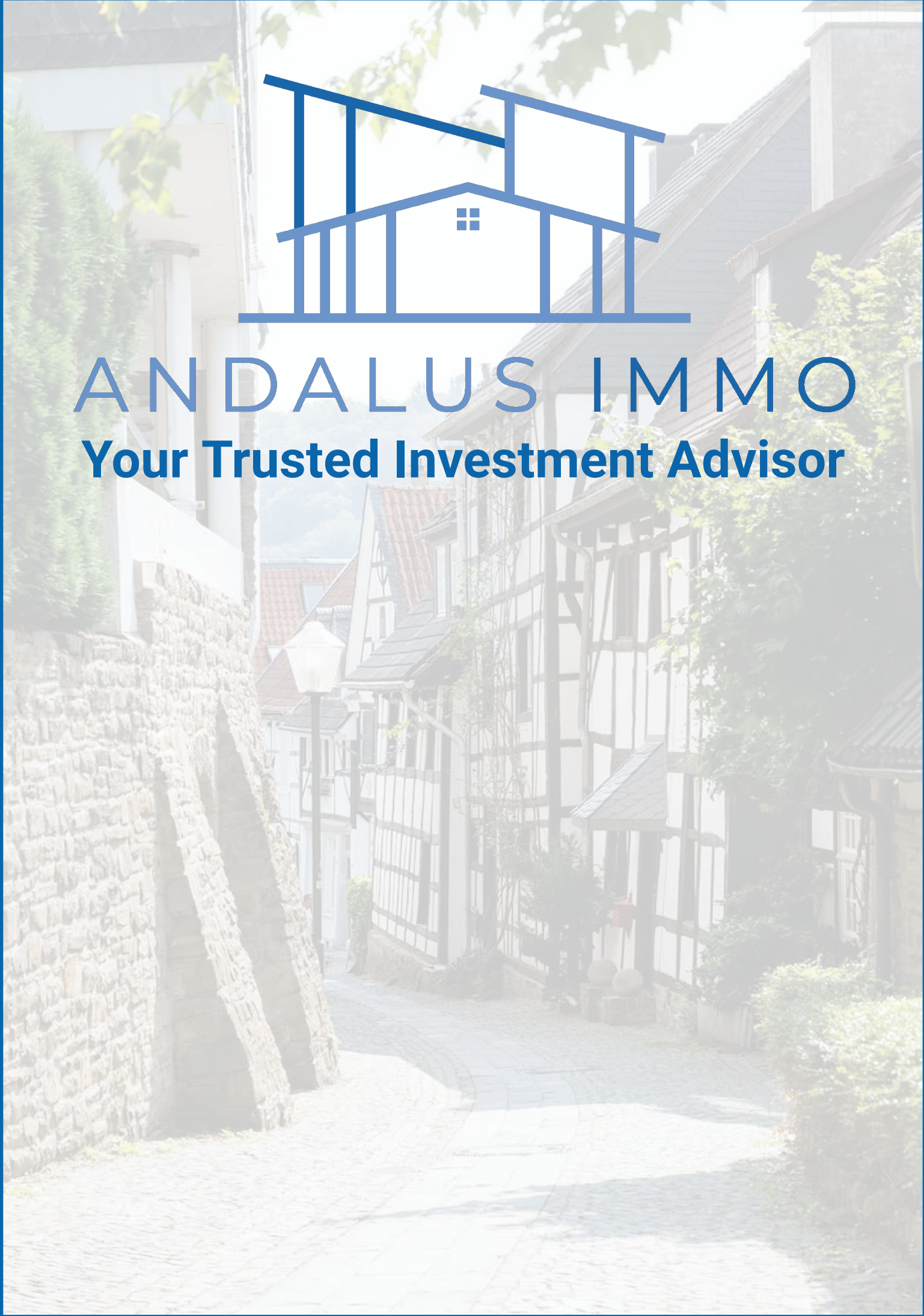




# ANDALUS IMMO

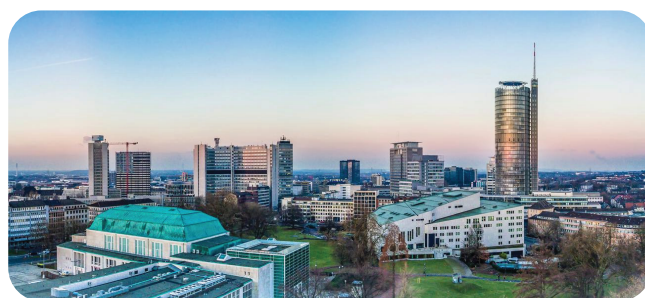
**Your Trusted Investment Advisor**







ANDALUS IMMO



## Commercial Complex in Essen

An extraordinary investment opportunity awaits with this prime commercial property, blending everlasting architecture with modern refurbishment. Strategically located, it offers expansive spaces, high-quality amenities, and an unparalleled leasing profile which is perfectly tailored for investors seeking long-term value and stability.





## QUICK REFERENCE

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### **PURCHASE PRICE:**

upon request

### **ASSET TYPE:**

Commercial Complex

### **PROPERTY SIZE:**

approx. 6,950 m<sup>2</sup>

### **BORIS NRW:**

€620/m<sup>2</sup>

### **SURFACE:**

approx. 17,375 m<sup>2</sup>

### **YEAR OF CONSTRUCTION:**

late 1900s (complete renovation in recent years)

### **OPTIONS:**

2 x 5 years (12 months), automatic release

### **RENT (ACTUAL):**

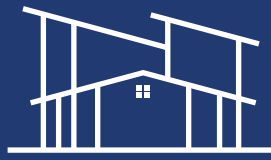
approx. €2,845,105 pa

### **PARKING SPACES:**

320+

### **OCCUPANCY RATE:**

100 %



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