

Hotel and restaurant in top location Köpenick – Bölschestraße

12587 Berlin, Retirement home for sale

Object ID: 7212_1



Total space approx: **890.61 m²** - Purchase price: **3,950,000 EUR**



Hotel and restaurant in top location Köpenick – Bölschestraße

Object ID	7212_1
Property Type	Retirement home
Address	(Berlin Treptow-Köpenick - Köpenick) 12587 Berlin Berlin
Total space approx	890.61 m²
Renatble area ca.	890.61 m²
Property approx.	944 m²
Primary energy supplier	Gas
Year of construction	1860
Last modernization	2021
Condition	Fully refurbished
Status	tenanted
Total parking spaces	16
Subject to commission	Yes
Buyer's commission	3,57% of the purchase price incl. 19% VAT, payable by the buyer to the broker The commission is due and earned with the notarization of the purchase contract. We have concluded a commissionable brokerage contract with the seller in the same amount.
Buyprice per m²	4,435.16 EUR
Net return	3.69 %
Rental income	145,800.00 EUR
Purchase price	3,950,000 EUR



Objektbeschreibung

For sale here is a beautiful hotel with a restaurant, which is located in the district of Treptow-Köpenick. This property has a total living area of approx. 890.61 m² and a plot of land with an area of approx. 944 m².

The building was built in 1860 and renovated in 2008. It consists of a restaurant in the front building and a hotel in the back building. In 2008 the basement of the front building was reconstructed with a cold storage room and the restaurant in the front building (incl. kitchen and sanitary areas). Furthermore, the heating system was renewed and the hotel was partially renovated in various rooms in 2019/2020/2021. A terrace and a winter garden were also created for the guests.

The plot is rectangular with approx. 16 m of road frontage and approx. 60 m of plot depth at right angles to the road space. It has 5 parking spaces and a further 11 parking spaces on the adjacent plot. The hotel has about 23 rooms, which are equipped with very high-quality furniture. It is equipped with wooden composite windows on the street side of the building and wooden insulated glass windows on the rear side of the building.

Features

- Hotel and restaurant
- Solid construction
- Renovated in 2008
- Expansion reserve in the existing building
- Extension reserve neighbouring property
- 23 rooms / 30 rooms possible
- Handover by arrangement

Sonstiges

Black Label's international team can offer advice on all stages of property purchase, from the financial benefits of buying property in Germany to the step by step process of acquiring your new home or investment. Our team speaks fluent English, German, French and Mandarin, and works together with a team of English-speaking lawyers, notaries and mortgage brokers in Berlin.

We can provide you with a varied choice of properties to suit your needs. Just send us your search specifications, including:

- Property style
- Budget
- Location
- Investment or own use

For advice on financing your German property purchase, please get in touch with a member of our team.



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All information is provided by the seller. BLP Investments GmbH therefore accepts no liability for the accuracy of the information. In particular, the information on the living space, the usable space and the division of the living/usable space has not been checked by us by means of our own measurement or our own calculation of the living space. The information on the year of construction has not been verified by inspection of the building file.

Energieausweis

Energieausweis

wird bei Besichtigung vorgelegt



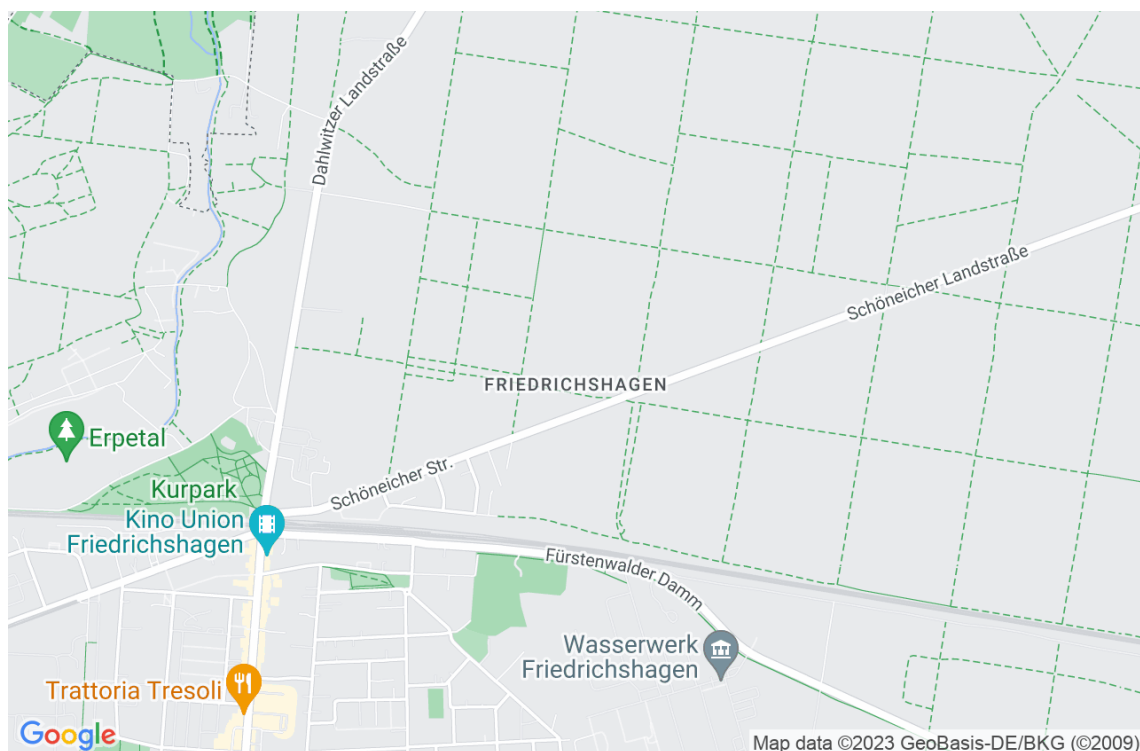
Location

The hotel offered here is located in the popular district of Treptow-Köpenick in the district of Friedrichshagen. The district is part of the largest excursion and recreation area in the south-eastern part of Berlin.

Three-quarters of its total area is forest and water areas. Treptow-Köpenick is well connected to Berlin's public transport network via the S-Bahn stations Köpenick, Friedrichshagen, Spindlersfeld, Grünau, Adlershof and several tram lines. You can reach the tram station in only about 10m.

From there, you can reach the Friedrichshagen S-Bahn station after only 2 stops, from where the S3 will take you to the centre of Berlin in only 20 minutes. In the immediate vicinity are schools, day-care facilities, hospitals and medical centres with pharmacies, several supermarkets and restaurants. Furthermore, the old town of Köpenick is only about 4 km away.

The borough of Treptow-Köpenick is an excellent place for families, couples and also singles. The exposed location of the only hotel of this size invites you to linger.





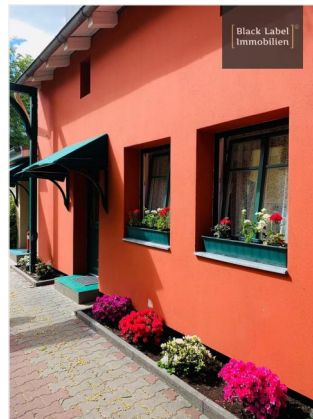
Facade



Facade



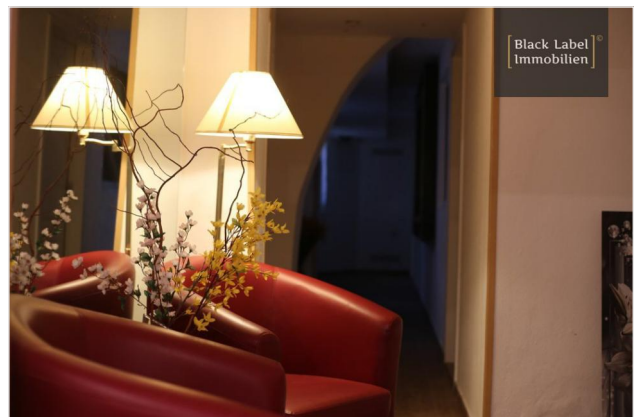
Facade



Entrance



Restaurant



Hotel

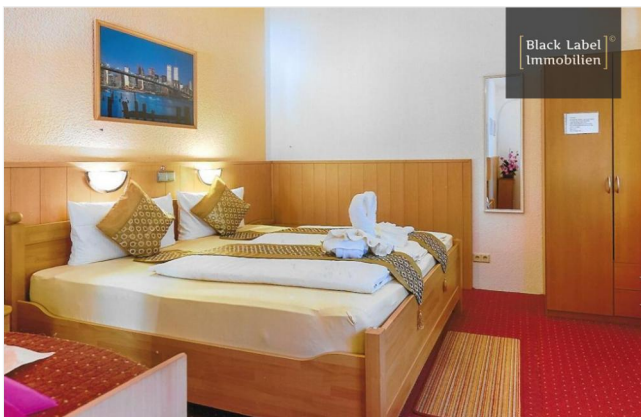




Hotel



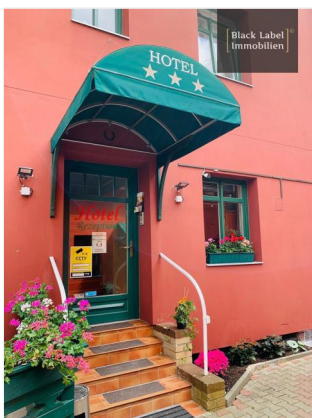
Restaurant



Room



Room



Entrance

