

Two refurbished residential and commercial buildings with considerable potential for expansion in the centre of Berlin

16321 Bernau bei Berlin, Living/office building for sale

Object ID: 7542



Living area approx.: **1,195 m²** - Total space approx: **1,132 m²** - Purchase price:
1,950,000 EUR



Two refurbished residential and commercial buildings with considerable potential for expansion in the centre of Berlin

Object ID	7542
Property Type	Living/office building, Retirement home
Address	16321 Bernau bei Berlin Brandenburg
Units	16
Commercial unit	2
Living area approx:	1,195 m²
Total space approx	1,132 m²
Property approx.	2,546 m²
Heating system	Single-storey heating system
Primary energy supplier	Gas
Year of construction	1900
Condition	Fully refurbished
Status	tenanted
Total parking spaces	17
Features	Cellar
Subject to commission	Yes
Buyer's commission	7,14% 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.
Buyprice per m²	1,631.80 EUR
X-times rent	14.89
Net return	6.72 %
Net return	8.32 %



Rental income	130,973.00 EUR
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Rental income	162,321.00 EUR
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Purchase price	1,950,000 EUR
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Objektbeschreibung

The property consists of two renovated, three-storey residential and commercial buildings in a central location in Bernau bei Berlin, only a few metres from the city centre.

The two houses have a total of 17 residential units and one commercial unit. The existing shed has already been converted for residential purposes. During the renovation work, the façade, the windows and all strings were renewed. The flats are equipped with tiled bathrooms and laminate flooring.

It is possible to extend the roof for further approx. 350 m² living space (exact examination is up to the buyer) as well as to build another structure for flats behind the house. In principle, the city of Bernau is in favour of this project.

Features

- Well-let ensemble with potential for new construction
- Central location in Bernau's city centre
- Expansion potential through roof conversion as well as new construction in the courtyard, rent increase for new tenants or in existing buildings

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.

Interested in letting your new Berlin property? Black Label offers management packages for both furnished and unfurnished lets, as well as a complete design and furnishing service tailored to your style. Get in touch with us or stop by the office for more information.

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 property is located on the old city wall and looks out onto a park. The nearby Bernau train station is served by regional and suburban trains, which take about 40 minutes to reach Potsdamer Platz.

All daily utilities are within easy reach, as the property is close to the centre of Bernau.

The green surroundings offer a variety of sports and leisure opportunities.





Surrounding



House



Courtyard



Staircase

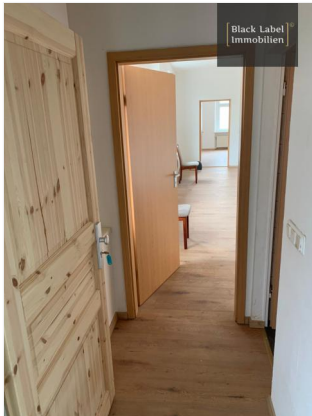


Example flat



Example flat

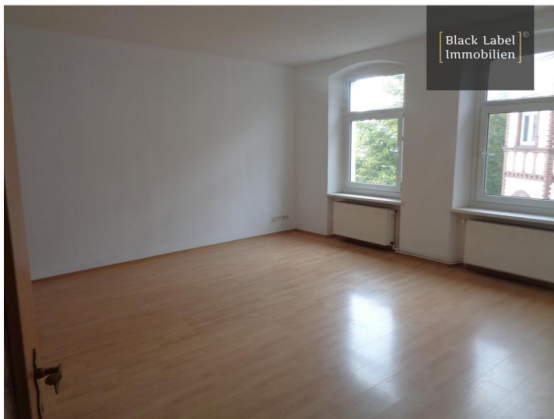




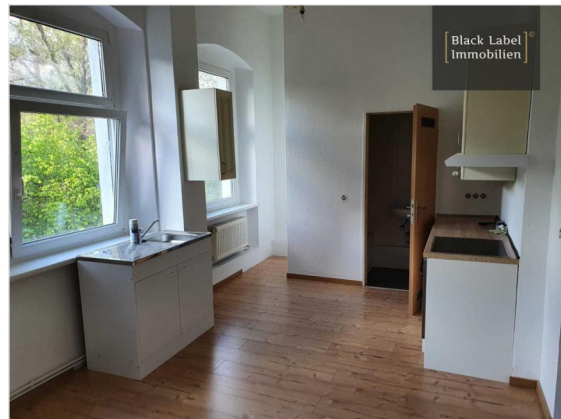
Example flat



Example flat



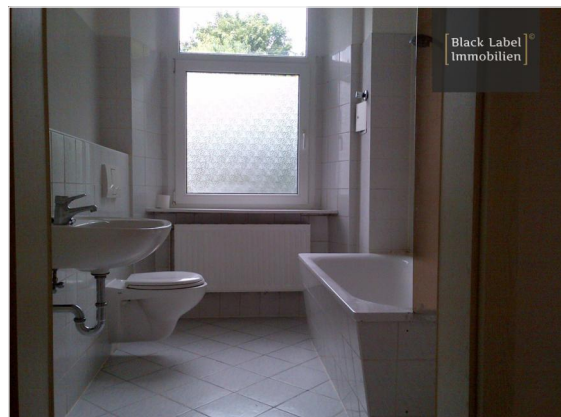
Example flat



Example flat



Example bathroom



Example bathroom





Example bathroom

