



residential building in Berlin

Attractive residential building in Berlin (Neukölln district)

Here to buy is a well-maintained building with about 4500 m² residential area + 250 m² commercial unit, in the south-west Berlin district of Steglitz-Lichterfelde. Excellent yield with even more potential in the short and middle term.

Year of construction : 1974

Floors : Groundfloor + 5

Elevator : Yes

Balcony : Yes

Price : 8 900 000 € (net of ancillary purchase costs)

Price per m² : 1.901,30 €

Brokerage fees : 3,57% incl.VAT

Address: Ostpreussdamm 71 + 71A, 12 207 Berlin

- Plot surface : 7388 m²

- Building surface : 4681 m²

(4432 m² residential + 249 m² commercial)

- Net Rent p.a. : 423 k€ (market value : 442 k€)

- Monthly rent / m²: 7,53 € (mkt value: 7,87 €)

- Yield (current / market): 4,75 % / 4,97 %

