



Beautiful residential building in Berlin (Neukölln district)

Here to buy is a beautiful typical “Berliner Altbau” with about 1200 m2 residential area + fast 300 m2 commercial units, in the well-known and trendy district of Neukölln. Very good potential to increase the rents in the short and middle term.

Year of construction : 1910

Floors : Groundfloor + 3

Elevator : No

Balcony : sometimes

Price : 3 140 000 € (net of ancillary purchase costs)

Price per m2 : 2.134,60 €

Brokerage fees : 3,57% incl.VAT

- Plot surface : 797 m2

- Building surface : 1471 m2

(1197 m2 residential + 274 m2 commercial)

- Net Rent p.a. : 118 k€ (market value : 139 k€)

- Monthly rent / m2: 6,68 € (mkt value: 7,87 €)

- Yield (current / market): 3,76 % / 4,43 %

