



High return residential building in Berlin

Here to buy is a residential building with about 1500 m² residential area in the west Berlin district of Spandau. Very good return and return increase potential in the middle / long term, due to low rent.

Year of construction: 1977

Floors : Groundfloor + 3

Elevator : Yes

Balcony : Yes

Price : 2 810 000 € (net of ancillary purchase costs)

Price per m² : 1.899,93 €

Brokerage fees : 3,57% incl.VAT

- Plot surface : 2339 m²

- Building surface : 1479 m² (only residential)

- Net Rent p.a. : 135 k€

- Monthly rent / m² : 7,71 €

- Yield 4,80 %

