



Mixed-use (residential + commercial) building in Berlin-Pankow

Here to buy is a 6200 m² mixed-used building, thereof about 60% residential, in the sought-after district of Pankow, in the north of Berlin. The house has been built at the end of the 90's and show a very good potential of rent increase and a very low price per square meter. Very good investment for the middle-and-long-term.

Year of construction : 1998

Floors : Groundfloor + 3

Elevator : Yes

Balcony : Yes

Price : 13 400 000 € (net of ancillary purchase costs)

Price per m² : 2.167,93 €

Brokerage fees : 3,57% incl.VAT

- Plot surface : 8065 m²

- Building surface : 6181 m²

(3737 m² residential + 2444 m² commercial)

- Net Rent p.a. : 512 k€ (market value : 587 k€)

- Monthly rent / m²: 6,90 € (mkt value: 7,89 €)

- Yield (current / market): 3,18 % / 3,65 %

