



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

Here to buy is a 5200 m2 mixed-used building, thereof about 70% residential, in the east Berlin district of Hellersdorf. The house has been built at the end of the 90's and show a very good yearly that could be further enhanced in the long-term.

Year of construction : 1997

Floors : Groundfloor + 3

Elevator : Yes

Balcony : Yes

**Price : 15 300 000 €** (net of ancillary purchase costs)

**Price per m2 : 2.944,57 €**

Brokerage fees : 3,57% incl.VAT

- Plot surface : 2359 m2

- Building surface : 5196 m2

(3641 m2 residential + 1555 m2 commercial)

- Net Rent p.a. : 649 k€ (market value : 685 k€)

- Monthly rent / m2: 10,41 € (mkt value: 10,99 €)

- Yield (current / market): 4,24 % / 4,48 %

