



SUPERMARKET IN CHEMNITZ

Number: 370

□ Chemnitz, Germany

1000 m² | 5 room

€930 000



PROPERTY FEATURES

Price:	€930 000
ID:	370
Year built:	1994
Floor:	1
Number of rooms:	5
Square:	1000 m ²
Square footage:	0
Utilities:	€0
Yield:	€90 000
estate agent:	7%

OBJECT DESCRIPTION

- total land area: 1339 m²
- rented area: 1137 m²
- currently two non-leased plots of land: 201 m²
- the city population: 241.210 residents

The Settlement:

The tenant of the supermarket Edeka is pushing the object, since the year 1994.

The lease was completed by August 2023.

The annual intake is 73.800 euros net

Two plots of land 201 m²,

the rent is 8 Euro/ m², per year: 19.296 Euro

Joint Income: 93.096 Euro/ Year

Year: 2.151,97 € + 6.250,86 € Reserve

Output: 84.695 Euro

Cost:

Tax on the acquisition of real estate of 3.5%: 31.500 €

Commission 6% : 54.000 €

Notary: 10.800 €

Overall: 96.300 €

The purchase price plus the cost: 996.300 €





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LOCATION

Chemnitz, Germany



PURCHASE CONDITIONS

Our offer is the free offer is not binding, and does not entail any obligation on the part of potential buyers. The company is not responsible for any inaccuracies in the seller or by a person of information, technical inaccuracies or typographical errors. We reserve the right to fix them.

We expressly reserve the right of sale in favor of clients making their first statement about the purchase. We also note that in case of signing of the contract of purchase and sale with the assistance of our company to pay a Commission fee in the amount of 7.14 % of the purchase price.

All data are approximate and are based on information provided to us by the owner of the property.

The information is confidential. Transfer to a third party without our written consent is not allowed and can prove the right to payment of fees.

If the object is offered on the other hand, it must within 5 working days to inform

Berlin Real Estate Consulting, specifying the name of the first seller and the date of receipt of the offer. The proposal is considered to be proof of the activity of the broker.

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