



**Sale of Residential, care home and commercial building with underground parking near Hamburg**

Price	<b>€ 24'000'000</b>
Country	<b>Germany</b>
City	<b>Hamburg</b>
Category	<b>Commercial building</b>
Property ID	<b>B-1201</b>
Building area, m <sup>2</sup>	<b>9193</b>
Land area, m <sup>2</sup>	<b>6626</b>
Construction year	<b>1993</b>
Yield	<b>5.0 %</b>

**Property Info**

- Property in operation
- Leased
- Large parking
- Furnished and equipped
- Share deal
- Asset deal

The residential and commercial building in a favourable location. The object owns due to its own underground car park, the direct location in the pedestrian zone and the striking construction are unique selling points that guarantee long-term rentability.

Rental space:

- Business: approx. 3,592 m<sup>2</sup> (in 2024 = 2,972 m<sup>2</sup>).

# Commercial building

## Germany, Hamburg

- Reside: approx. 2,403 m<sup>2</sup> (37 residential units).
- Carehome: approx. 3,198 m<sup>2</sup> (75 places/room, will be expanded to 80 places = 3,818 m<sup>2</sup>)\*.
- In total: approx. 9,193 m<sup>2</sup>.

Parking spaces: 132 parking lots in the underground car park.

\*The nursing home will be expanded from 75 places to approx. 80 places in two construction phases over the next two years.

The operator contract was concluded for 20 years and will apply upon handover in 2024.

