



**For Sale Completely Renovated Hotel With A Restaurant/Catering Unit With 14%
Return, Essen**

Price	€ 1'900'000
Country	Germany
City	Essen
Category	Hotel
Property ID	B-190
Building area, m ²	1145
Land area, m ²	1220
Construction year	1960
Yield	14.0 %

Property Info

- Property in operation
- Furnished and equipped
- Share deal
- Asset deal

Solid construction.
Year of construction: approx. 1960.

Areas and Units
Plot area: approx. 1220 sqm.
Total lettable area: approx. 1145 sqm.
Number of residential units: 7.

Residential unit area: approx. 990 sqm.

Restaurant/catering unit: 1.

Commercial area: approx. 155 sqm.

Layout: 12 apartments, 4 hotel rooms, 1 office/company apartment.

Amenities

Number of floors: 5.

Elevator: Passenger elevator.

Parking: Parking spaces/underground garage.

Additional areas: Cold storage rooms 40 sqm, terrace 35 sqm.

Restaurant: Newly established restaurant on the ground floor, not yet open for business.

Financial Key Data

Purchase price: €1,900,000

Current annual rent: €250,000

Target annual net rent: approx. €320,000

Target annual net rent at full occupancy: up to €400,000

Target multiplier: 6.88

Target return: 14.55%

Energy certificate: Available for viewing.



Hotel
Germany, Essen

