



Office Building with Repositioning and Conversion Potential (Residential) in Düsseldorf

Price	€ 7'200'000
Country	Germany
City	Dusseldorf
Category	Office
Property ID	B-2117KAB0JD
Building area, m ²	6500
Land area, m ²	7500
Construction year	1975
Yield	5.0 %

Property Info

- Large parking
- Asset deal

Landmark Property with high conversion potential.

- Düsseldorf - Established Location
- Landmark Property
- Approx. 6,500 m² Flexible Usable Space
- 90 Parking Spaces
- Entry Price Significantly Below Land Value
- Repositioning or Potential Conversion to Residential Use
- Significant Upside Potential

A rare opportunity to acquire a prominent landmark property in an established Düsseldorf location.

The property offers approximately 6,500 m² of flexibly configurable space and allows for both repositioning as a multi-tenant office space and – subject to approval – an attractive conversion prospect to residential use.

The structured transaction history allows for an entry price significantly below market and land value. Combined with the existing structure, this results in considerable value appreciation potential through modernization, new leasing, or development.

