



## Exclusive Commercial Investment & Redevelopment Opportunity in Berlin, 6.1% Yield

|                               |                       |
|-------------------------------|-----------------------|
| Price                         | € 32'000'000          |
| Country                       | Germany               |
| City                          | Berlin                |
| Category                      | Commercial Investment |
| Property ID                   | B-32                  |
| Building area, m <sup>2</sup> | 8400                  |
| Land area, m <sup>2</sup>     | 3600                  |
| Yield                         | 6.0 %                 |

### Property Info

- Need of renovation
- Large parking
- Share deal
- Asset deal

### Property Overview & Key Metrics

- **Location:** Berlin (Prime location with excellent transport links and infrastructure)
- **Total Usable Area:** Approx. 8,438 m<sup>2</sup>
- **Largest Single Contiguous Unit:** 1,259 m<sup>2</sup> (1st floor)
- **Plot Size:** 3,604 m<sup>2</sup>
- **Parking Facilities:** Approx. 150 parking spaces (including underground garage and outdoor spaces)
- **Purchase Price:** €32,000,000
- **Agency Commission:** 3.5% plus statutory VAT

### Financial Performance & Yield

- **Projected Annual Net Rental Income:** €1,947,657
- **Average Rent per m<sup>2</sup>:** €18.93 / m<sup>2</sup>
- **Yield / Initial Return: Approx. 6.1% p.a.** (based on full rental projection of ~€1.95M on a €32M purchase price)

### Key Highlights & Potential Concepts

- **High Development Potential:** Available vacant spaces offer immediate repositioning and value-add options.
- **Versatile Use Options (Subject to Planning & Approvals):**
  - Modern Office & Administration Headquarters
  - Hotel / Hospitality Concept
  - Senior Living Residence / Care Facility
  - Student Housing / Micro-Apartments / Serviced Apartments
  - Healthcare, Educational, or Showroom Facility
- **Infrastructure:** Excellent connectivity to public transport, highway networks, and central Berlin hubs.



