

**Residential and commercial
building in Dusseldorf, for sale**
Germany, Dusseldorf



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Price	€ 7'700'000
Country	Germany
City	Dusseldorf
Category	Residential and commercial building in Dusseldorf, for sale
Property ID	B-2026-DB
Building area, m²	1788
Land area, m²	1246
Construction year	1960
Last renovation	2017
Yield	4.7 %

Property Overview & Key Facts

- **Purchase Price:** €7,700,000
- **Annual Net Cold Rent (JNKM):** €359,578.44
- **Occupancy Rate:** 100% (Fully Rented)
- **Total Residential Space:** Approx. 389.07 m²
- **Total Commercial Space:** Approx. 1,399.31 m²

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- **Plot Size:** Approx. 1,246 m²
- **Year of Construction:** 1960/1961
- **Heating System:** Modern gas heating (installed in 2017)
- **Yield 4,67%**

Investment Highlights & Core Strengths

- **Top-Tier Anchor Tenant:** Secured by a newly extended 20-year lease agreement with *Sparkasse Düsseldorf*, guaranteeing absolute planning security and a highly dependable income stream.
- **Prime Pedestrian Location:** Situated directly in the high-footfall, traffic-calmed pedestrian zone of Düsseldorf-Benrath, ensuring robust, ongoing demand.
- **Value-Add Potential:** Features an expansion reserve (*Ausbaureserve*) allowing for the development of two additional residential units.
- **Building Quality & Comfort:** Equipped with an elevator and well-maintained structural assets.

Location & Infrastructure

Benrath is one of Düsseldorf's most desirable and vibrant districts, offering an exceptional living and business environment:

- **Daily Amenities:** Shops, services, and multi-story parking facilities are right at your doorstep within walking distance.
- **Public Transport:** Excellent local public transport (ÖPNV) connectivity links residents seamlessly to central Düsseldorf.
- **Commuter Access:** Fast, convenient access to regional motorways (highways) and international airport connectivity.

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