



Fully Renovated Investment Hotel with Commercial Gastronomy Unit in Essen, for Sale

Price	€ 2'500'000
Country	Germany
City	Essen
Category	Hotel in Essen, for sale
Property ID	B-2026-ES
Building area, m ²	1220
Yield	12.8 %

Property Overview & Key Facts

- **Purchase Price:** €2,500,000.00
- **Year of Construction:** 1960 (fully renovated/gut-renovated)
- **Total Usable Area:** Approx. 1,220 m²
- **Total Living/Apartment Area:** Approx. 990 m²
- **Commercial / Gastronomy Space:** Approx. 155 m² (located on the ground floor, newly established and ready for operation)
- **Additional Features:** 35 m² terrace, 40 m² cold storage rooms, underground parking, passenger elevator, and 5 floors in total

- **Target Annual Net Rent (JNKM):** Approx. €320,000.00 to €400,000.00 upon full occupancy (16% yield in this case!)
- **Availability:** Immediate

Investment Highlights & Core Strengths

- **Turnkey High-Yield Asset:** A completely gut-renovated multi-unit property combining hospitality, residential apartments, and commercial gastronomy spaces.
- **Diversified Unit Mix:** Features 12 modern apartments, 4 hotel rooms, and 1 management office/staff residence.
- **Value & Income Potential:** Substantial annual net rent potential scaling up to €400,000.00 at full capacity.
- **Modern Amenities:** Fully equipped with contemporary interior finishes, functional layouts, tiled bathrooms, high-quality kitchens, and an elevator.

Location & Infrastructure

Situated in a prime urban hub in Essen, this property benefits from high visibility, strong foot traffic, and excellent local accessibility, making it an exceptional acquisition for institutional or private portfolio investors seeking high-yield commercial real estate in Germany.



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