



Prime Investment Property in Cologne: Multi-Family & Commercial Real Estate Ensemble with Development Potential

Price	€ 5'500'000
Country	Germany
City	Cologne
Category	Investment property in Cologne, for sale
Property ID	B-2026-CO
Building area, m²	1685
Yield	4.8 %

Property Info

- Property in operation
- Leased
- Large parking
- Furnished and equipped

Property Overview

- **Property Type:** Commercial & Residential Investment Ensemble
- **Purchase Price:** €5,500,000

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- **Buyer's Commission:** 4.76% (incl. statutory VAT)
- **Total Rentable Area:** Approx. 1,685 m² (Residential: ~1,190 m², Commercial: ~485 m²)
- **Total Units:** 19 (14 Residential Units, 5 Commercial Units)
- **Current Net Annual Rent (Actual):** €261,000 (~€21,700 monthly)
- **Property Condition:** Refurbished / Sanitized
- **Parking:** 32 spaces (Outdoor spaces & Garages)
- **Year of Construction:** Approx. 2016

Location & Accessibility

- **Public Transportation:** 1 minute walking distance
- **Highway Access:** 5 minutes drive
- **Main Train Station:** 20 minutes drive
- **Airport:** 25 minutes drive

Investment Highlights & Description

Discover an exceptional, high-yield real estate investment opportunity in a well-connected, high-demand area of Cologne. This versatile property ensemble consists of two directly adjacent residential and commercial buildings, offering a balanced mix of stable cash flow and substantial long-term value-add potential.

Strong Financial Performance & Diversified Tenant Structure

The ensemble generates a solid current net annual rent of approximately €260,000. Featuring a diversified tenant structure combining commercial users and residential tenants, the property minimizes vacancy risk while ensuring steady, reliable monthly returns. Furthermore, current rents offer optimization potential to align with the dynamic Cologne real estate market.

Major Value-Add & Development Potential

Beyond the strong existing cash flow, this portfolio offers massive development upside for savvy investors and developers:

- **Vertical Expansion:** Potential for additional residential space through vertical expansion (story additions) and structural optimizations.

Germany, Cologne

- **Rear Parcel Development:** The rear annex area offers substantial restructuring potential. Subject to planning approval, preliminary concepts indicate the possibility of developing up to **six townhouses**, providing a unique opportunity to generate independent new-build value.

Key Amenities

- 32 dedicated parking spaces and garages ensuring high tenant retention and long-term marketability.
- Modern central heating system and well-maintained, refurbished property condition.

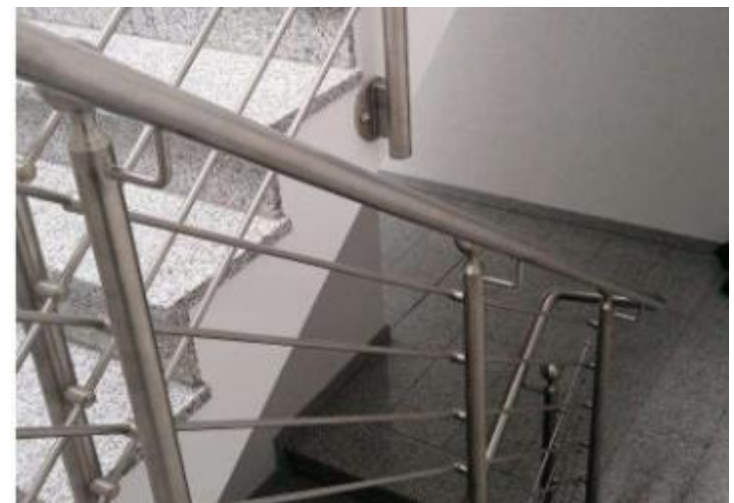
Ideal Investor Profile

This offering is tailored for institutional investors, family offices, and experienced private equity buyers looking for a blend of secure, ongoing cash flow in a top German metropolitan market (Cologne) alongside actionable project development upside.



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