

# The big business marketplace

Business for sale more than 15 years



ID 11454

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## Offer Corporate sales, firm sales, sales **Shopping Centers**

Objects: It was mainly Built in 1970 – 1992, 95% renovated and rebuilt in recent Years. Expansion Options still exist on the Property. However, the UK area for domestic city-relevant Items is exhausted.

Landed Area: About 14,500 m<sup>2</sup> of Remodeling Space: Total approximately 92,577 m<sup>3</sup> of Land: Size total of approximately 47,000 m<sup>2</sup>, fully developed. Predominantly concrete outdoor space with about 250 Parking Spaces.

Further Land Purchase arronidates possible.

Local Costs: The entire Roads in this Industrial Area "Am Fasanenhof" were expanded and renovated about 5 Years ago. Costs for this are no longer incurred.

Annual net rental: EUR 417,000.

Low Rents so far have never bothered owners as the Property is unencumbered. Some Tenants have been at this Site for over 15 Years.

There is no Rent Backlog.

Purchase Price: €3.3 Million plus VAT (non-negotiable.)

Brokerage Course: 4.5% plus.

### [Corporate sales](#)

Region 19, Germany

Entry on behalf

More informations and contact

[www.biz-trade.eu/ma-11454.htm](http://www.biz-trade.eu/ma-11454.htm)