



## Germany. Oberhausen. Apartment building.



### Agenten-Info

Name: Юрий М  
E-Mail: youland@mail.ru  
Name der Firma: EUROPE GmbH  
Land: Russland  
Spezialgebiete:  
Telefon: +7921 (906) 737-7  
Sprachen: English, Russian  
Webseite: <http://www.youland.org>

### Anzeigen-Details

Immobilie für: Kaufen  
Preis: EUR 1,243,518

#### Standort

Land: Deutschland  
Staat/Region/Provinz: Nordrhein-Westfalen  
Stadt: Oberhausen  
Adresse: Оберхаузен  
Veröffentlicht: 19.02.2025

#### Beschreibung:

Germany. Oberhausen. Apartment building. Apartment building in 46117 Oberhausen, 1139 m<sup>2</sup>

Object code: 17838

Online viewing Remote purchase

€1,243,518

€1,092/m<sup>2</sup>

Object type apartment buildings

Year of construction 1965/2019/2022/2023

Floor 1-2-3

Total area 1139 m<sup>2</sup>

Object status partially leased

1 commercial space and 11 apartments

Annual income (actual) €87,528.00 (7.03%)

Annual income (potential) €89,461.72 (7.19%)

Building of the building in 1965 (reinforced concrete floors)

Renovations were carried out in 2019-2023

11 apartments in the house

total area of the house is 1139 m<sup>2</sup>:

- living area 794 m<sup>2</sup>

- area of 1 room = 345 m<sup>2</sup>

the house is not fully rented out (currently 1 apartment is vacated by the tenant)



Actual annual income: 87528.00 euros

Income per year with full rent: 89461.72 (7.19%)

Buyer's commission + 5.95% of the property value.

Details on request.

We will sell your apartment or house.

There is a choice of apartments and houses in various budgets, including commercial properties.

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

Telefon:

+7921 (90673) 77-

IMLIX ID:

IX6.655.878

