



Germany. Mönchengladbach. Investment project.



Agent Info

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Listing details

Property for: Sale
Price: USD 2,045,758.2

Location

Country: Germany
State/Region/Province: North Rhine-Westphalia
City: Mönchengladbach
Address: Мёнхенгладбах
Posted: Apr 11, 2025

Description:

Germany. Mönchengladbach. Investment project.

North Rhine-Westphalia

Investment project in Germany in Mönchengladbach

Object code: 17829

Online viewing Remote purchase

2,400,000 €

Object typeinvestment projects

Year of construction 1985/2025

5 floors

Total area

1235 m2 building m2

land plot 631.8 m2

Annual income (possible) 745,000 €

A building with a reconstruction project for a nursing home and an anchor tenant is for sale!

The project provides for the reconstruction of the building into a nursing home.

Reconstruction permit is in the process of being obtained.

The building was built in 1985, in good condition.

It is located in the city center, near the central pedestrian street.

All necessary infrastructure is located nearby.

Plot area ~ 635 m2



Total area for rent ~ 1435 m2 (including basement)

There is a signed contract with the future tenant - a large operator from Dusseldorf, it completely rents the entire building for a nursing home for 15 years (+ options 5 years + 5 years).

The cost of the plot is 1,800,000 euros

The total cost of reconstruction will be ~ 1,200,000 euros

Available financing options:

1. an existing loan of 1.2 million euros at a rate of 1.49% per annum with the possibility of increasing the amount by an additional 230,000 euros and 570,000 euros.

2. an agreed subsidy of 1.5 million euros. (+ option 0.4 thousand euro)

There are two options for making a profit after reconstruction:

1. Selling the property at a cost of ~ 4,500,000 euros, in this case the profit will be 1,500,000 euros, which are divided between the investor and the company in half.

2. Renting out with an income of ~ 225,000 euros per year with a subsequent increase in the rate to 235,000 euros per year.

To date, there is a large and confirmed interested party in renting this house for 15 years, with subsequent extension.

Cash flow from rent after occupancy is 225,000 euros per year, 2 years after occupancy, the cash flow increases to 235,000 eu

Lease terms

Date Available:

Contact information

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IX6.645.946

