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2 Renovated Apartment Buildings in Brandenburg

Property Reference:	QW425
Area:	1,368 m²
Current rent per annum:	€73,300
Asking Price:	€950,000
Yield %:	7.71%
Purchase price per m2:	€694
Year of construction:	Circa 1900



We offer 2 renovated apartment buildings for sale: one with 15 apartments built ca. 1910, oriented to the southwest and a second one with a coach house consisting of 12 residential units and a big garden. The renovations were carried out in the years 1996 – 1999 and included the renovation of the facades, the windows and doors, and all supply lines. All apartments have been renovated and equipped with new bathrooms, floors and new electric cables. The attic has been converted into residential units. The buildings are heated with gas boilers in each apartment, which have been renewed in recent years. The buildings are fully leased and provide you with a low rental income by an average of about 4.45 EUR / m² / living space compared to current asking rents between 5 – 6 euro / m². Therefore, there is a good rent increase potential.

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Brandenburg an der Havel is 80 km west of Berlin and is one of the largest cities in Brandenburg with 71,000 residents. Due to a river and some lakes in the city, a comprehensive renovation of infrastructure and buildings was carried out in the years after the reunification. The inner city with an old Cathedral and a variety of other historic buildings makes for a very beautiful cityscape. The focus of the last two decades involved the demolition of older prefabricated buildings and a strategic focus on the core city. This has led to significant population growth in the inner districts. But it is not only the increasing attractiveness of the city but also the good rail and motorway connection to Berlin and the relatively low rents compared to Berlin, which becomes more and more attractive for commuters.

