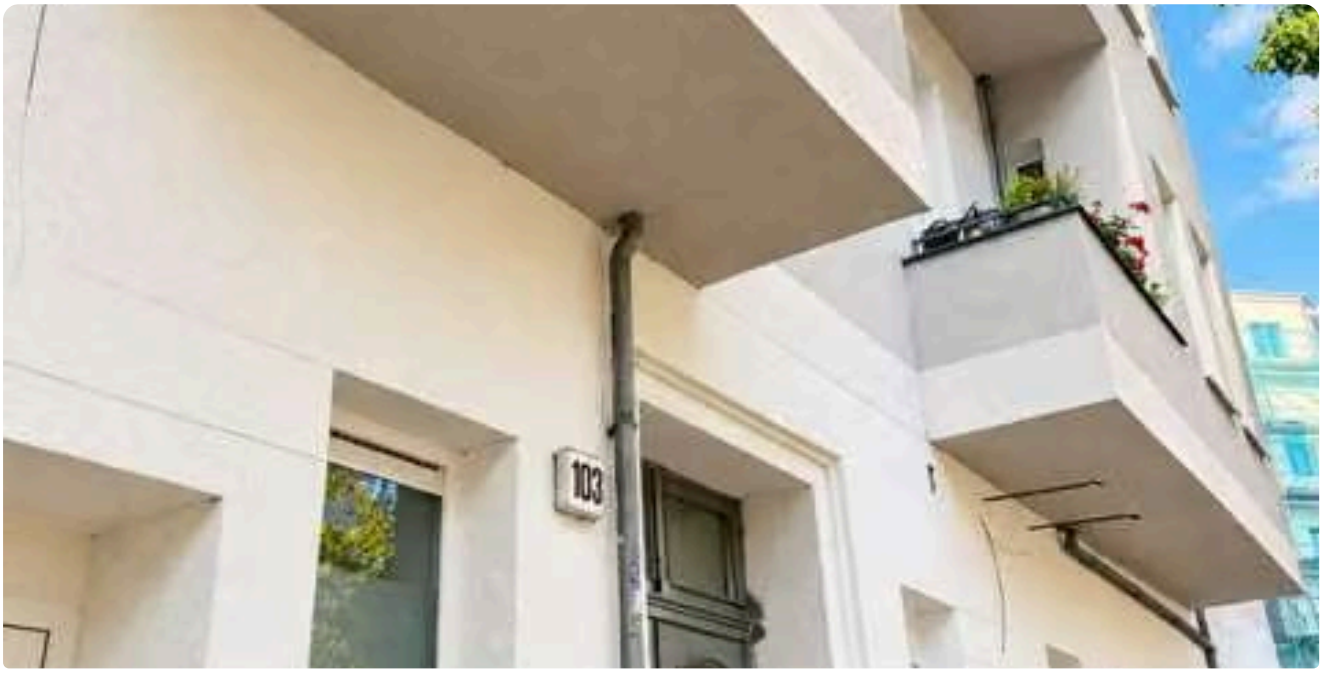
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COMMERCIAL · BUY · PROPERTY REF. 1259A

Commercial property let on an open-ended basis in an attractive Berlin neighbourhood location!

13086 Berlin · exact address on request

1.700.000 € Purchase price

LIVING SPACE	YEAR BUILT	ENERGY CLASS
726 m²	**1905**	**D**

All details at a glance

Property ref.	1259a
Property type	Commercial
Property types	Hospitality, Catering

Marketing type	For sale
Purchase price	1.700.000 €
Commission	3.57% incl. VAT. The commission is due upon the effectiveness of the purchase agreement and is payable immediately.
Address	13086 Berlin
Living space	726 m^2
Year built	1905
Balcony/terrace	No
Lift	No
Parking space	Yes
Condition	modernised
Floors in building	1
Available from	by arrangement
Last modernised	2022
Fittings	Standard
Heating type	Central heating
Main energy source	Heavy fuel natural gas
Online since	30.9.2026
Last updated	6.11.2026

Features

Key facts

- **Plot area:** approx. 726 m^2
- **Commercial area:** approx. 350.99 m^2

- 4 commercial units on the ground floor
- **Year built:** 1905
- Period building, refurbished
- Modernisation approx. 2000
- Central heating / gas
- Basement areas (2) belonging to the units
- 1 associated parking space in the courtyard
- all units let on an open-ended basis
- **current use:** holiday apartments / short-term accommodation

Rental and Cost Overview

Unit	Basic rent p.m.	Inclusive rent p.m.	Service charges p.m.
GE 1	€408.00	€608.00	€236.22
GE 2	€994.50	€1,264.64	€264.23
GE 3	€1,657.50	€2,757.50	€1,319.95
GE 4	€470.00	€670.00	€358.71
Total	**€3,530.00**	**€5,300.14**	**€2,179.11**

The current basic rent totals €3,530.00 per month, equivalent to €42,360.00 per annum.
The monthly inclusive rents, i.e. total payments, amount to €5,300.14.
The service charges for the four units total €2,179.11 per month.

- Basement

Description

For sale is an interesting commercial property package comprising four self-contained units on the ground floor of a well-maintained Berlin apartment building dating from 1905.

The units have a total usable area of approx. 350.99 m^2 and are situated on a generous plot of approx. 726 m^2. The offer also includes the basement areas allocated to the units as well as a parking space in the courtyard, providing additional attractive ancillary and storage space.

All four commercial units are let on an open-ended basis and are currently used in the area of holiday apartments/short-term accommodation. The existing occupiers wish to continue operating the units. The property therefore already has an established use and ongoing tenancies.

The Berlin period-building ensemble, erected in 1905, has been refurbished and modernised over the years. According to the information available, the refurbishment was carried out in accordance with VOB and VOL. In addition, the building has been fitted with sound insulation in accordance with DIN

4109.

The division into four separate commercial units offers a flexible and versatile structure. The combination of several let units, an established commercial use, additional basement areas and a parking space makes the offer particularly interesting for investors.

Thanks to the existing tenancies, the purchaser can take over a property with existing income and an established use. At the same time, the generous plot area of approx. 726 m^2 provides an attractive complement to the actual commercial space on offer.

At a glance

- Four self-contained commercial units on the ground floor
- **Total usable area:** approx. 350.99 m^2
- **Plot area:** approx. 726 m^2
- **Year the building was constructed:** 1905
- All units let on an open-ended basis
- **Current use:** holiday apartments / short-term accommodation
- Existing occupiers wish to continue the use
- Associated basement areas
- 1 parking space in the courtyard
- Refurbished and modernised period-building ensemble
- Refurbishment carried out, according to the information available, in accordance with VOB/VOL
- Sound insulation in accordance with DIN 4109
- Four separate units with flexible usage options
- Ongoing tenancies and existing income situation

A commercial property with established use, several self-contained units and attractive additional areas, which, due to its structure, is suitable both for experienced investors and for investors with a long-term investment interest.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)

D

Energy efficiency class D

109 kWh/(m^2·a) final energy consumption

Certificate type	Energy source	Heating system year
Consumption certificate	Heavy fuel natural gas	1905

Year of construction

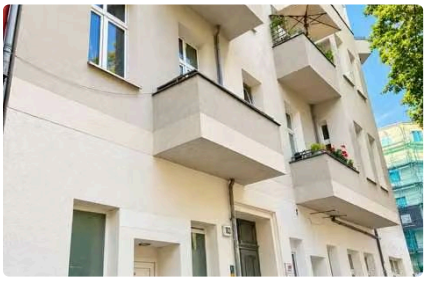
1905

Location

You will find further offers at www.immobiliya.de

The property is located in the Berlin district of Weißensee, borough of Pankow.
The street is one of the established traffic and commercial axes of the district and is characterised by a well-established mix of residential, commercial, retail, gastronomy and service uses.
Particularly interesting is the proximity to Prenzlauer Berg. The location combines the established structure of Weißensee with the immediate proximity of popular inner-city Berlin areas.
The tram runs directly in front of the property, providing a quick connection to Berlin's public transport network. Further bus and tram connections are also available in the immediate vicinity.
Alexanderplatz can be reached by public transport in approximately 20–30 minutes.
The quarter surrounding the street is also undergoing a long-term urban development process. The ongoing development of the surrounding area offers additional prospects for the future quality of the location.

More photos



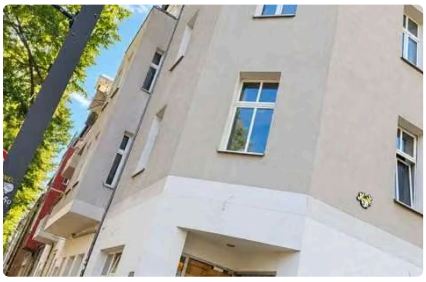
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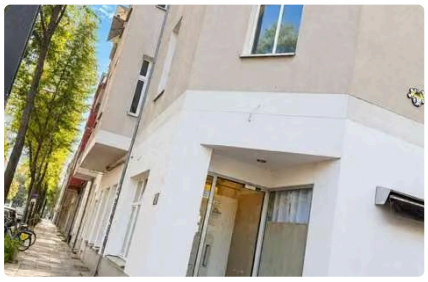
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Property no. 1259a · As of 6.11.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.

Cancellation policy & right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@internationale-immobilienvermittlung.de) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@internationale-immobilienvermittlung.de) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung