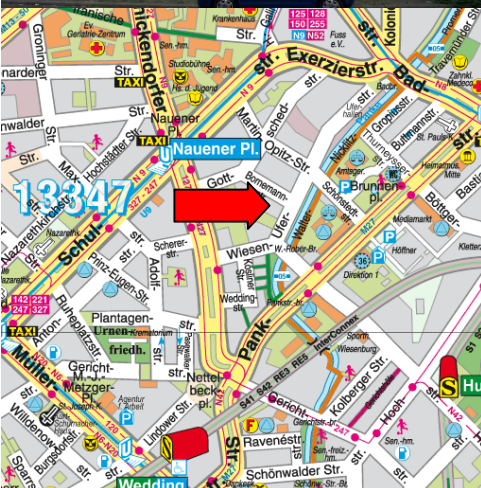


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Altbau for Renovation with 36% Vacancy Martin-Opitz-Straße 2 in 13357 Berlin-Wedding



Location

Martin-Opitz-street is a quiet side street off the Reinickendorfer Street and leads to the quayside. Several bus and U-Bahn lines are within a few minutes walking distance. Numerous recreational opportunities nearby Brunnenplatz.

Object and Basic Details

Five-storey front house with left and right side wings as well as a summer house. Left wing is completely vacant. All apartments have a bathroom and separate toilet, and require some modernisation. The attic was built in mid 90s. Heating is provided by community heating.

Year of Build	1900
Residential area (23 WE):	1.465,96 m ²
Vacant area (10 WE):	615,92 m ²
Commercial area (2 WE):	223,59 m ²
Net rent p.a.(actual):	42.129,00 EUR
Net rent p.a.(target):	75.388,68 EUR
Price:	850.000,00 EUR
Price / m ²	503,00 EUR
Yield:	8.86%(Target)