



Property: Turn of century residential building with one commercial unit

Location: 90429 Nürnberg, Fürther Strasse
Central location. Underground, tram and Buses nearby. Good shopping facilities.

Building: Listed building with nice sandstone cladding. Balconies to the rear. All flats on the upper floors have balconies. Loft area on 2 levels could be converted into further units with a total of 290 m².

3 units have just been renovated (gas heating, new bathrooms and WC, PVC windows, new cabling).

Plot size: ca. 250 m²

Residential floor space: 808,27 m²

Fittings and condition: The building is in good condition, Stucco elements to ceilings in the entrance hall. Original ceramic floor tiles on ground floor. Wooden staircase in common parts. Heating gas or individual heaters. Wooden windows with double glazing.

Net rental income pa : 52.290,- € p.a.

Yield: 7,37 %

Asking Price: 710.000,- €

Agent fees: 3,57 % incl. VAT



