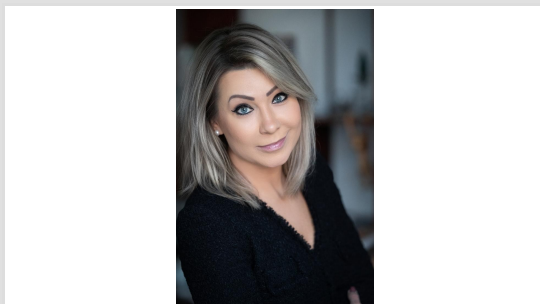
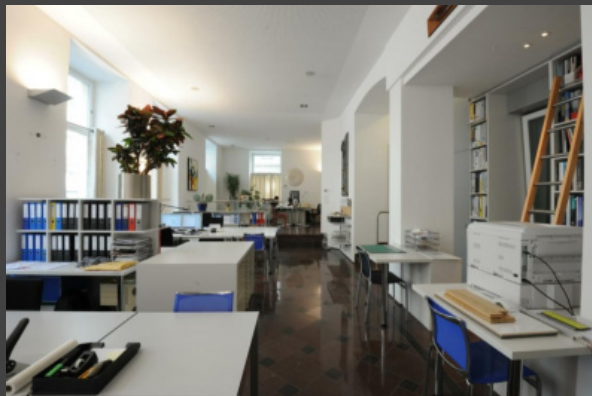


CONTACT



Maria Kohler

Mobile : +43 664 158 5055
 e-mail : maria.kohler@immotrading.at
 company : ImmoTrading GmbH
 address : 1010 Wien, Kärntner Ring 5-7
[More objects from this agent](#)



BASIC DATA

object number: **3056/880**
 object type: **Office**
 state: **Wien**
 address: **1040 Wien, Wieden**
 price: **€ 740,000.-**
 total costs: **€ 3,377.-**
 Effective area: **approx. 218.30 m²**
 room: **3**

DESCRIPTION

OFFICE NEAR MAIN RAILWAY STATION

An office is for sale or rent in a very central and easily accessible location in Vienna.
 218.3 m2 (KG 90.7 m2 + ground floor 127.6 m2)

Purchase price € 740,000 + VAT

Rent € 2,500 net + OC + VAT

Hire-purchase € 3,000 net + OC + VAT + advance rental payment € 100,000 + VAT

In the case of hire purchase, all net rents are offset against the purchase price.

Interest is paid on the open capital according to the interest rate charged by the bank.

EQUIPMENT

- Built-in furniture:
 - wardrobe on the ground floor
 - built-in shelves
 - semi-circular leather sofa
- kitchenette with stone worktop in the basement:
 - dishwasher
 - fridge
 - hob
 - lacquered kitchen furniture
- wardrobe in the basement.

RENT / SALE

The net rental rate is € 2,500 per month + OpEx + VAT.

The minimum rental period is 5 years.

Agency commission is made up of 3 monthly gross rents.

The selling price of the property is € 740,000 + VAT.

Agency commission is 3% of the sale price + VAT.

The operating costs are € 223.78 + 20% VAT, the repair reserve is € 108.88 (only for purchase or hire purchase).

In the case of a hire purchase, all net rents would be credited to the purchase price (tax deductible!).

We will be happy to send the brochure with conditions on request.

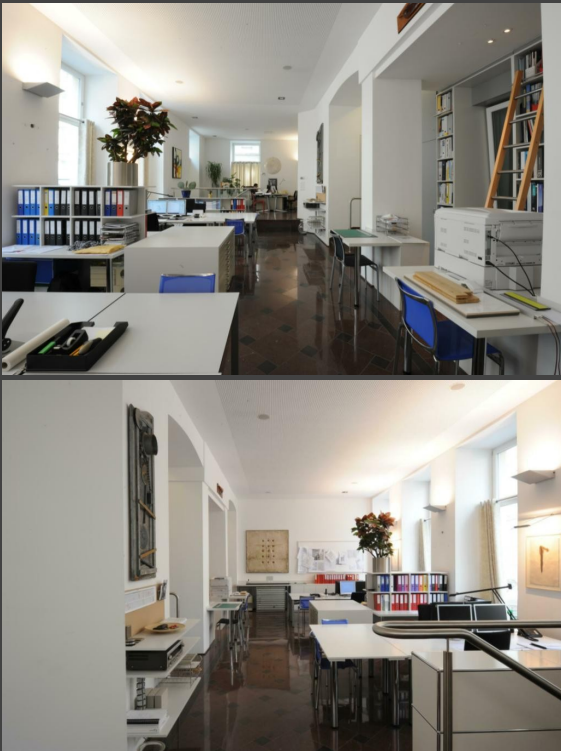
Please do not hesitate to contact us in case of questions or you would like to set up a site visit.

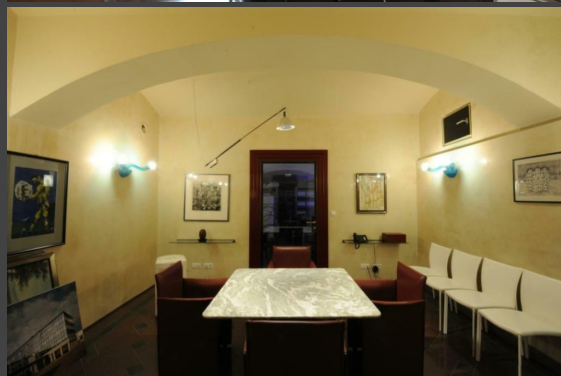
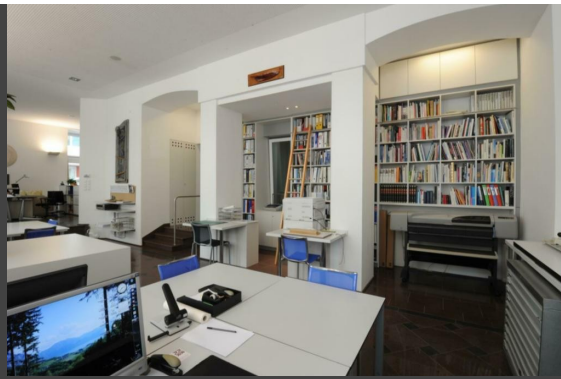
price:	€ 740,000.-
Net rent:	€ 2,500.-
VAT rent	€ 500.-
gross rent:	€ 3,000.-
operating costs:	€ 269.-
repair of the building:	€ 109.-
total costs:	€ 3,377.-
Deposit:	€ 12,000.-
Buyer's comm.:	3% plus 20% VAT
tenant commission:	3 MM plus 20% VAT

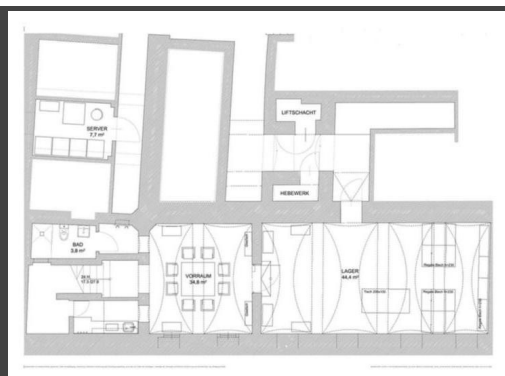
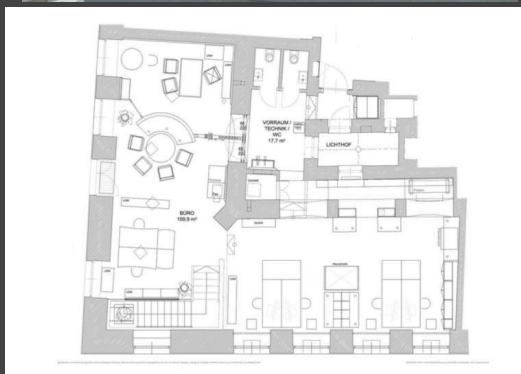
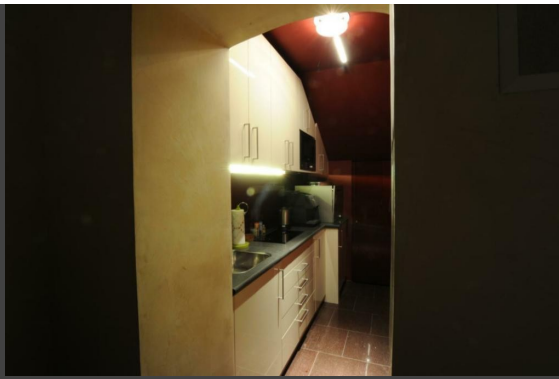
Effective area:	approx. 218.30 m ²
Cellar area:	90 m ²

move-in as of:	now
room:	3.5
toilet:	2
Elevator:	Yes
furniture:	part. furnished
heating:	central heat. - gas
year of construction:	approx. 1919
condition:	very good
floor levels:	1
Energy index:	79.0 kWh/(m ² a)
heating demand class:	C

Location: City centre; **Features:** tea kitchen, rentable area 218 m², furnished, free of stock, old building, Server room; **Security:** alarm; **Public transport:** Railway, Subway, Rapid transit, Tram, Bus







IMMOTRADING GMBH
 Kärntner Ring 5-7, 1010 Vienna, Austria
 +43 664 350 4000
office@immotrading.at

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *