

CONTACT

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BASIC DATA

object number: **3056/1448**
object type: **Tenant house**
state: **Niederösterreich**
address: **3170 Hainfeld**
price: **€ 998,000.-**
Effective area: **approx. 1,000.00 m²**

DESCRIPTION

HIGH-YIELD APARTMENT BUILDING PACKAGE, CONSISTING OF 2 COMPACT APARTMENT BUILDINGS, IN THE BEAUTIFUL GÖLSENTAL

We are pleased to be able to offer you a package consisting of 2 compact apartment buildings in the beautiful Gölsental for sale. The first ZH is in 3170 Traisen, Bahnstraße 27, the second in 3192 Hohenberg, Markt 23.

Both properties are in top condition and have been completely renovated in recent years.

ZH 1 3170 Traisen, Bahnstrasse 27:

Approximately 750 m² of living space, consists of 12 residential units + 1 commercial space, is fully rented except for 1 residential unit.

Property area according to GB 1,699 m²

The new heating installation is currently being planned, and the apartments on the upper floor are currently being re-adapted and renovated. By merging individual tops, larger and higher quality apartments result.

There are enough parking spaces available.

Possibility of building up to 17 prefabricated garages as an additional source of income.

Net rental income (if fully rented) €45,000/year (Additional income can be achieved due to the improved general condition of the property)

There is a valuation report, which I am happy to present after signing a confidentiality agreement.

KP: € 699.000 with a return of currently 6.44 %.

ZH 2 3192 Hohenberg, Markt 23

consists of 5 tops (living space approx. 233 m²), all of which are rented.

Parking spaces available in the immediate vicinity.

Property area according to GB 721 m².

Net rental income €16,800/year

KP: €299,000 with a return of 5.62%

The average yield for both properties is currently 6,03 %.

We are pleased to be able to present you with this stable and expandable investment opportunity and are happy to answer any questions you may have.

price: **€ 998,000.-**

Buyer's comm.: **3% plus 20% VAT**

Effective area: **approx. 1,000.00 m²**

Plot area: **approx. 2,400.00 m²**

parking space:
condition:

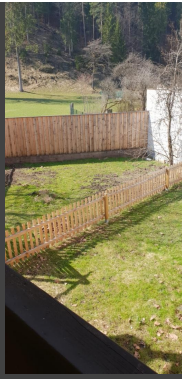
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Imprint

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ZIP, city	<input type="text"/>	<input type="text"/>
Phone *	<input type="text"/>	
E-Mail *	<input type="text"/>	

