Ratzeburg

Solid office building with 1,285 m² on Lake Ratzeburg, €1,307/m²!

Property ID: CC25224A002_online



PURCHASE PRICE: 1.680.000 EUR • LAND AREA: 1839 m²

Property ID: CC25224A002_online - 23909 Ratzeburg

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At a glance

Property ID	CC25224A002_online
Roof Type	Mansard roof
Year of construction	1959
Type of parking	21 x Outdoor parking space

Purchase Price	1.680.000 EUR
Provision	Käuferprovision 6,25 % (inkl. MwSt.) vom Kaufpreis
Total Space	ca. 1595 m²
Condition of property	Well-maintained
Construction method	Solid
Commercial space	ca. 1285.71 m²
Rentable space	ca. 1285 m²

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Energy Data

Energy Source	Gas
Energy certificate valid until	15.11.2034
Energy information	At the time of preparing the document, no energy certificate was available.
Year of construction according to energy certificate	1977

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A first impression

A well-maintained office building in Ratzeburg is for sale. Originally built around 1937, the property was expanded with additional buildings in 1959 and again in 1977/1984. From the 1960s onward, a health insurance company occupied all the office space. Later, the building was subdivided into smaller units, now comprising a total of 16 rental spaces. These units range in size from approximately 15 m² to 148 m². Two stairwells and an elevator provide access to the individual floors. A radio antenna installed on the roof generates additional monthly rental income. The total lettable area is 1,286 m², plus 310 m² of common areas on the ground floor, first floor, and attic. Heating is provided by a gas central heating system installed in 2003. The double-glazed windows (wood and PVC) were installed at different times. The approximately 1,840 m² property includes 21 parking spaces and an additional six visitor parking spaces. Energy data: V, heat 80 kWh/(m²*a), electricity 11 kWh/(m²*a), 1977, gas

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All about the location

Ratzeburg mit seinen ca. 14.400 Einwohnern befindet sich im Kreis Herzogtum Lauenburg und zählt zur Metropolregion Hamburg. Die Immobilie liegt geografisch zwischen dem Bahnhof und der Altstadtinsel Ratzeburg. Von der leicht erhöhten Lage hat man aus den oberen Geschossen teilweise einen Blick auf den Ratzeburger See. Vor der Tür ist eine Bushaltestelle. Es gibt Versorgungseinrichtungen des täglichen Gebrauchs (Discounter, Tankstelle ect.).
Die Hansestadt Lübeck sowie Hamburg erreicht man mit dem Auto innerhalb von ca. 30 Minuten.

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Contact partner

For further information, please contact your contact person:

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