



INVESTMENT PROPERTY EXPOSÉ

Baulandstraße 2 / 2a

45896 Gelsenkirchen-Scholven · Multi-family ensemble with 9 units

PURCHASE PRICE FROM

€860,000



FACT SHEET

Property at a glance

Property type	Multi-family building	Purchase price from	€860,000
Living space approx.	652 m ²	Purchase price per m ²	€1,319
Units	9	Yield	5.7%
Garages	6	Annual rental income (target)	€49,416
Parking space	0	Annual rental income (actual)	€49,416
Land area	1,027 m ²	Buyer's commission	0 %
Year built	1968		
Heating type	District heating		
Energy efficiency class	C		

DESCRIPTION

Well-maintained residential ensemble in Gelsenkirchen-Scholven

For sale is a building complex of two multi-family houses (Baulandstraße 2a and 2b) on a plot of approx. 1,027 m² in a quiet, mid-tier residential area of the Gelsenkirchen district of Scholven, about 11 km northwest of the city center.

Built in 1968, the ensemble comprises 9 residential units with a total living space of approx. 652 m² plus 6 garage parking spaces. The 3.5-room apartments are laid out as two units per floor (building 2a) or one unit per floor (building 2b) and, averaging approx. 72 m², are well suited to 2–3 person households.

The buildings are in good structural condition with no maintenance backlog and have been progressively renovated with each change of tenant. Brick and shingle façades, plastic windows with double glazing, and balconies on most units give the property its up-to-date appearance.

The property is fully let, with moderate, sustainably achievable in-place rents – given stable demand for comparable yield properties in the region, this is a solid investment with development potential.





FEATURES

Condition & technical features

Heating type	Central / district heating
Windows	Plastic, double-glazed
Façade	Brick (street/gable side), shingle (rear side)
Hot water	Decentralized (electric)
Construction type	Solid construction, gable roof with dormers

KEY FACTS

- 9 residential units, fully let, no vacancies
- 6 garage parking spaces included
- Good structural condition, no renovation backlog
- Balconies on nearly all units
- Quiet, mid-tier residential area with stable demand

LOCATION

Gelsenkirchen-Scholven

The property is located in a quiet, mid-tier residential area of the Scholven district, about 11 km northwest of Gelsenkirchen city center. The surroundings are characterized by multi-family houses as well as detached and semi-detached houses in open development. Everyday shops, daycare centers, schools and doctors are available in the wider area, and recreational green spaces are located within the neighborhood itself.

Bus stop	approx. 400 m	Pharmacy	approx. 400 m
Daycare center	approx. 600 m	Sports facility / park	approx. 600 m
Supermarket	approx. 900 m	Primary school	approx. 900 m
Doctor	approx. 1.2 km	A52	approx. 2 km



GALLERY

Impressions



RENT ROLL

Rental income at a glance

Baulandstraße 2 / 2a · 45896 Gelsenkirchen · 9 residential units & 6 garages · currently fully let

UNIT	LIVING SPACE	BASE RENT	RENT €/M²	SERVICE CHARGES	HEATING COSTS	GROSS RENT	MOVE-IN
Ground fl. right, Bldg. 2a	74.34	€426.60	€5.74	€102.00	€65.00	€593.60	Oct 2016
Ground fl. left, Bldg. 2a	74.62	€429.81	€5.76	€157.00	€75.00	€661.81	Jan 2014
1st fl. right, Bldg. 2a	74.34	€429.00	€5.77	€150.00	€100.00	€679.00	Apr 2022
1st fl. left, Bldg. 2a	74.62	€393.99	€5.28	€137.00	€119.01	€650.00	Jun 2017
2nd fl. right, Bldg. 2a	71.37	€410.38	€5.75	€105.00	€75.00	€590.38	Oct 2014
2nd fl. left, Bldg. 2a	71.80	€375.10	€5.22	€136.00	€65.00	€576.10	Oct 2016
Ground floor, Bldg. 2b	71.03	€454.07	€6.39	€150.00	€100.00	€704.07	Jan 2021
1st floor, Bldg. 2b	71.03	€500.00	€7.04	€135.00	€90.00	€725.00	Dec 2023
Attic, Bldg. 2b	68.95	€399.06	€5.79	€112.00	€70.00	€581.06	Jan 2021
GARAGES							
Garage 1	—	€50.00	—	—	—	€50.00	Dec 2022
Garage 2	—	€50.00	—	—	—	€50.00	Jan 2021
Garage 3	—	€50.00	—	—	—	€50.00	Apr 2022
Garage 4	—	€50.00	—	—	—	€50.00	Jan 2025
Garage 5	—	€50.00	—	—	—	€50.00	Jan 2021
Garage 6	—	€50.00	—	—	—	€50.00	Jan 2021
Total / month	652.10	€4,118.01	avg. €6.31	€1,184.00	€759.01	€6,061.02	
Annual total	7,825.20	€49,416.12	avg. €6.31	€14,208.00	€9,108.12	€72,732.24	

BAULANDSTRASSE 2 / 2A

An ensemble with stable returns

CONTACT

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PURCHASE PRICE

€860,000

Living space	652 m ²
Units	9
Yield	5.7%
Buyer's commission	0 %