



INVESTMENT PROPERTY EXPOSÉ

Karnaper Markt 3

45329 Essen-Karnap · Listed multi-family building

PURCHASE PRICE

€470,000



FACT SHEET

Property at a glance

Property type	Multi-family building	Purchase price	€470,000
Living space approx.	321 m²	Purchase price per m ²	€1,464
Units	4	Yield	5.5%
Land area	277 m²	Annual rental income (target)	€26,040
Year built	1927	Annual rental income (actual)	€26,040
Heating type	Central gas	Rental income €/m ²	€6.76
Energy efficiency class	F	Buyer's commission	0 %
Garages / parking spaces	0 / 0		

DESCRIPTION

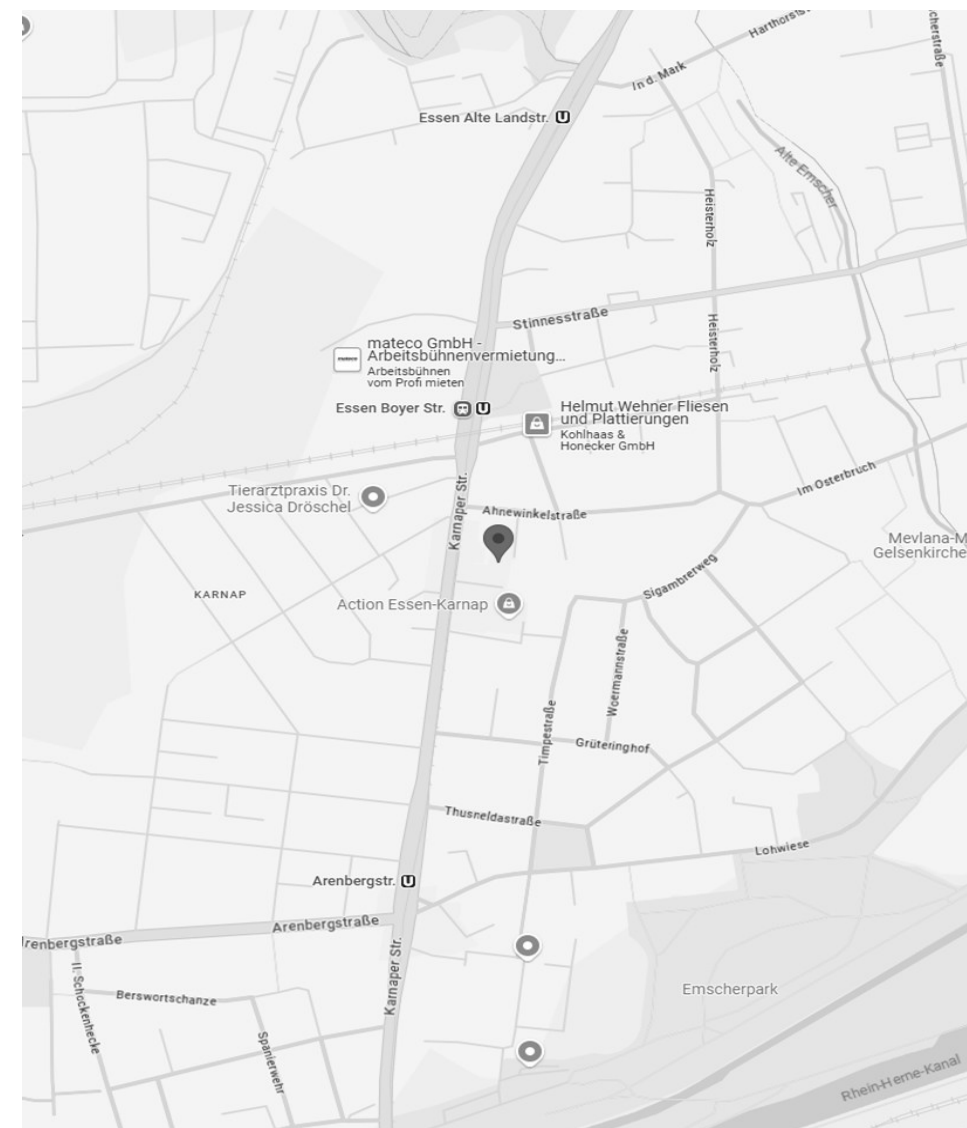
Attractive investment property under heritage protection in Essen-Karnap

For sale is an attractive investment property on a plot of approx. 277 m² in a sought-after, central location in Essen-Karnap, directly on Karnaper Markt.

The listed building, built in 1927, houses four residential units with a total living space of approx. 321 m² – fully let and in well-maintained overall condition.

In 2015, the bathrooms, radiators and central gas heating were extensively renovated; a new instantaneous water heater was added in 2021. The double-glazed wooden windows further contribute to energy efficiency.

With a current annual net cold rent of around €26,040 and further rent growth potential based on location and the local rent index, this is a solid investment with development potential – ideal for investors.





FEATURES

Condition & technical features

Heating type	Central / gas
Windows	Double-glazed, wood
Bathrooms	Renovated in 2015
Electrical installation	Incl. RCD (residual current device)
Heritage protection	Listed status registered (enhanced depreciation)

KEY FACTS

- Bathrooms, radiators & central gas heating modernized in 2015
- Instantaneous water heater renewed in 2021
- Heritage protection with special tax depreciation
- Fully let with further rent growth potential
- Vibrant, central location directly on Karnaper Markt

LOCATION

Essen-Karnap

The property is located directly on Karnaper Markt – the vibrant heart of the district with a weekly market, local shops, cafés and a neighborhood center. Shops, schools, daycare centers and public transport (U11 line, bus routes) are all within walking distance. Green spaces along the Emscher river invite recreation – an attractive location for tenants of all age groups.

Public transport	approx. 250 m	Primary school	approx. 450 m
Supermarket	approx. 500 m	Daycare center	approx. 850 m
A42	approx. 2.2 km	A2	approx. 5.7 km



Impressions



RENT ROLL

Rental income at a glance

Karnaper Markt 3 · 45329 Essen · 4 residential units · currently fully let

UNIT	LIVING SPACE	BASE RENT	RENT €/M²	SERVICE CHARGES	HEATING COSTS	GROSS RENT	MOVE-IN
Ground floor	80.00	€550.00	€6.88	€260.00	€110.00	€920.00	Jan 2018
1st floor	80.00	€550.00	€6.88	€350.00	—	€900.00	May 2021
2nd floor	80.00	€520.00	€6.50	€160.00	€110.00	€790.00	Dec 2025
Attic	80.00	€550.00	€6.88	€260.00	€90.00	€900.00	Sep 2026
Total / month	320.00	€2,170.00	avg. €6.78	€1,030.00	€310.00	€3,510.00	
Annual total	3,840.00	€26,040.00	avg. €6.78	€12,360.00	€3,720.00	€42,120.00	

ANNUAL NET RENT

€26,040

TOTAL LIVING SPACE

320 m²

AVG. BASE RENT / M²

€6.78

KARNAPER MARKT 3

A solid investment with character.

CONTACT

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PURCHASE PRICE

€470,000

Living space	321 m ²
Units	4
Yield	5.5%
Buyer's commission	0 %

All information is provided without guarantee. Errors and prior sale excepted. This exposé serves as preliminary information only; the sole legal basis is the notarized purchase agreement.