



Condition
well-kept

166,16 m²

Living space

Floor

0

6
Rooms

Purchase price

€ 1.039.900,00

Yes

rented

Apartment No.: 1111-150

Location.

Yorckstraße 84B, 10965 Berlin



In global city rankings, Berlin has been among the top ten for years. Complex cultural events, an engaging way of life, and a unique history have earned the metropolis its global renown. It motivates millions of visitors every year to come to Berlin to see for themselves. Over the past decade, about 400,000 of them were so captivated by the city that they decided to stay for good.

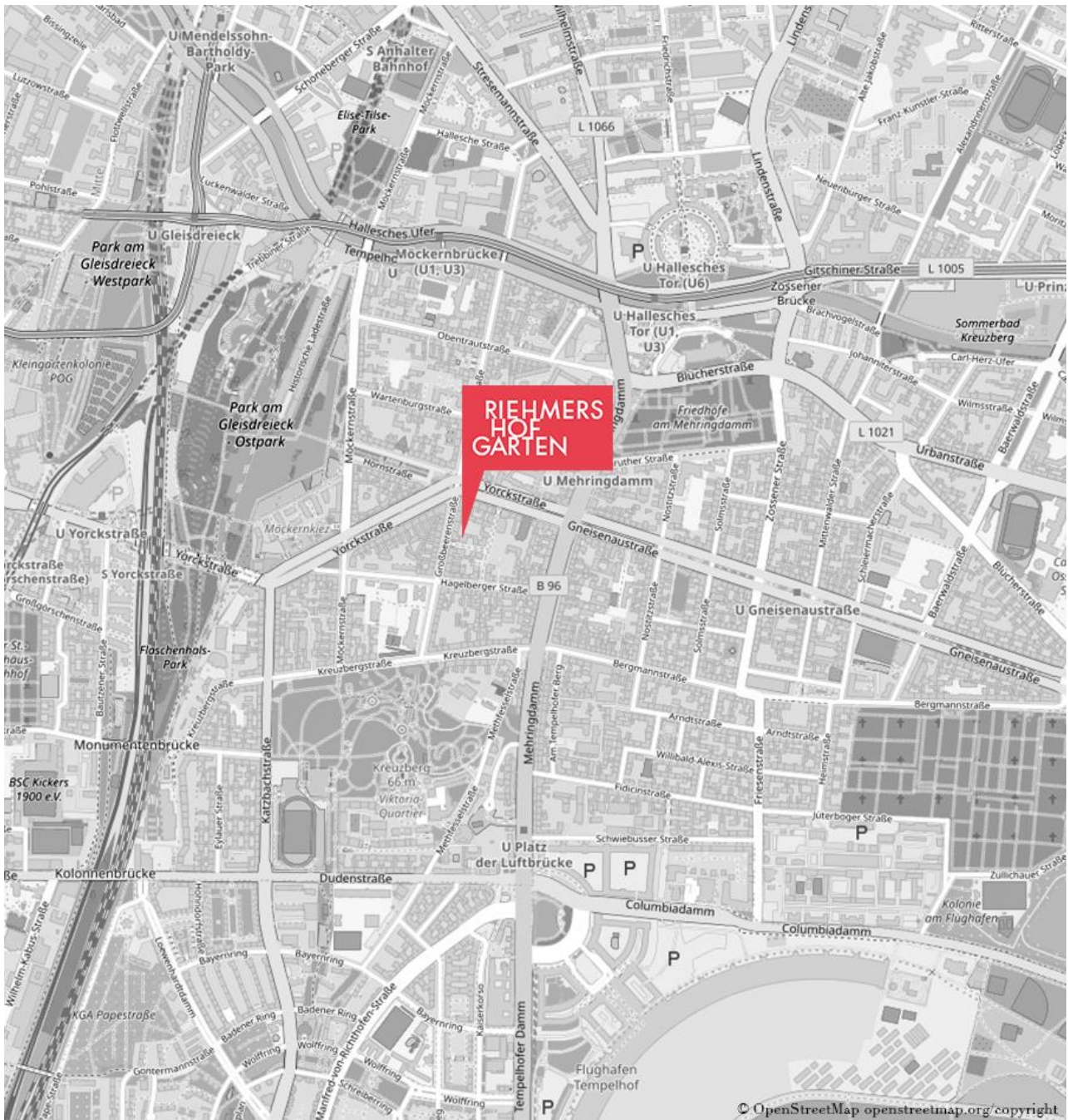
To be sure, a high level of liveability makes it easy to fall in love with Berlin. But the city has so much more to offer. As a science hub, Berlin offers skills and knowledge in just about any scientific field you can think of. Moreover, Germany's capital of start-up businesses has developed an economic dynamic that attracts companies from inside and outside the country. Its location in the European heartland recommends it as place of business every bit as much as its ability to provide high-skilled graduates and its proximity to the start-up scene with its innovative potential for prospering businesses of tomorrow.

In Kreuzberg, the impulsive energy of young generations is keenly felt and reflected in up-and-coming trends. Aside from this district's centrality and legendary hipness, life here is defined by a highly productive cultural scene and by creative diversity. Especially the Bergmannstrasse has enormous appeal. Every store here is one of a kind—whether it sells wine, pastry or coffee, antique junk, designer artefacts or vintage goods by the pound, gourmet dog food, vegan takeaway food or famous sausages—while the space in between is dotted with cinemas, theatres and churches that occasionally double as concert halls. All of this embedded in a historic setting of streets that are testimony to the cultural heritage of the city. Viktoriapark, Gleisdreieck Park or the vast grasslands of the former Tempelhof airport grounds provide plenty of outdoor space for local recreation and leisure activities.

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Property.

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It is a gem dating back to Imperial Germany, and an asset to Berlin as architectural landmark: Riehmers Hofgarten.

At the time, Wilhelm Riehmer let his courage and visionary zeal as builder inspire him to bypass the urban planning standards of his day in favour of upscale liveability. Rather than sticking with the dense development of tenements grouped around tiny courtyards, the master builder in 1891/1892 used a plot he owned to create a magnificent ensemble elegantly embedded in a park-style garden. The baroque-revival complex of buildings with its decorative style elements is one of Berlin's heritage sites. With lavish attention to detail and the diligence of a heritage curator, buildings and outside facilities have now been largely restored to their erstwhile splendour. The patrician façade presents itself with bright structures whereas the staircases inside are dominated by warm earthy colours. Doors, windows and handrails were also overhauled and pay homage to the original designs. Partially uncovered frescoes recall the aesthetics of bygone times.

To meet sophisticated expectations, modern-day amenities were sensitively integrated. The lighting system as well as the bell systems complete the accomplished design by adding high-end technology. Water supply lines and waste water pipes were replaced, while electrical and heating installations were either upgraded or replaced. The eleven entranceways are named after scions of the Hohenzollern dynasty. The entranceway at Yorckstrasse 84B is called Burchard. On the ground floor, it admits you to a tenant-occupied commercial unit of 167 square metres. It is occupied by a medical practice and has an optimised, purposeful floor plan. Being part of the building community, the occupier of the commercial unit shares the use of the attractive courtyard garden whose groomed trails, picnic lawns, boule court and playground offer various options for passing the time, hanging out and comparing notes.

RIEHMERS HOF GARTEN

DAS KULTURGUT



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Facilities.

Yorckstraße 84B, 10965 Berlin



Yorckstrasse 84B presents a great opportunity to secure an attractive commercial unit inside a refurbished heritage complex. The left half of the ground floor, which extends over 166 square metres, is taken up by a dentist's office. On a floor plan optimally adapted to the purpose, it divides into a reception and waiting area, treatment rooms and surgeries, plus break rooms and WCs for patients and staff.

Upon entering, you will find yourself in the reception area of 18 square metres. The open-plan waiting room is located left of it. Bisecting this area is a wide hallway extending far into the back. Branching off its left side are three treatment rooms measuring between 11 and 16 square metres. A fourth room of 26 square metres lies at the far end of the hallway. But other uses are by all means conceivable, as long as the requirements of conservation and historic district protection are duly taken into account.

Directly behind the reception area on the right-hand side of the hallways lies the patient WC, dividing into two cubicles. Further beyond are the break rooms for the staff plus a kitchen. On the whole, this part adds up to another 18 square metres, and its windows face the landscaped backyard. Past it, the final door along this hallway opens onto another lengthy hallway that can be used as storage area with cabinets and shelves. It takes you to the staff WC and to the rear exit into the stairwell of the next-door building at Grossbeerenstrasse 56D.

The commercial unit would also lend itself to uses other than a medical practice, including regular offices with a number of workstations.

In short, Yorckstrasse 84B presents an opportunity to invest in commercial premises in a heritage complex that are suitable for offices or doctors' offices, and thereby to benefit from the densely populated area in Kreuzberg, one of Berlin's inner-city districts.

RIEHMERS HOF GARTEN

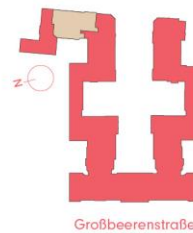
DAS KULTURGUT



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Floor plan.

Yorckstraße 84B, 10965 Berlin



GEWERBE 150 6-Zimmer-Gewerbe im EG

6-Room-Business, Ground Floor
Yorckstr. 84B, Aufgang Burchard

1	Gewerbe / Business 1.....	11,47 m ²
2	Gewerbe / Business 2.....	15,62 m ²
3	Gewerbe / Business 3.....	11,12 m ²
4	Gewerbe / Business 4.....	25,71 m ²
5	Gewerbe / Business 5.....	6,43 m ²
6	Gewerbe / Business 6.....	3,94 m ²
7	Gewerbe / Business 7.....	9,55 m ²
8	Küche / Kitchen 1.....	2,79 m ²
9	Küche / Kitchen 2.....	4,28 m ²
10	WC / WC 1.....	1,74 m ²
11	WC / WC 2.....	3,03 m ²
12	WC / WC 3.....	1,81 m ²
13	Flur / Hall 1.....	17,94 m ²
14	Flur / Hall 2.....	35,95 m ²
15	Flur / Hall 3.....	12,90 m ²
16	Flur / Hall 4.....	1,88 m ²

GESAMTFLÄCHE.....**166,16 m²**
Total living space

Maßstab / Scale 1:150
*Badplanung unter Vorbehalt



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Facts.

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Purchase price	€ 1.039.900,00
Living space	166,16 m ²
Rooms	6

Property type	Practice
Monumental protection	Yes
Condition	well-kept
Floor	0
Elevator	No
Tenanted	Yes
Balcony/Loggia	No
Net rent/month	€ 1.485,00
Heating costs	€ 290,00

Service charge	€ 255,00
Common charge	€ 547,51
Property mgmt. fee	€ 29,75
Maintenance fee	€ 31,82
Year of construction	1891
Type of heating	Cogeneration
Energy sources	Local heat

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