Hamburg

Central commercial property with many possible uses

Property ID: CC24224A004_online

PURCHASE PRICE: 4.000.000 EUR • **LAND AREA:** 2.609 m²

Property ID: CC24224A004_online - 22047 Hamburg

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At a glance

Property ID	CC24224A004_online	Purchase Price	4.000.000 EUR
		Commission	Käuferprovision 6,25 % (inkl. MwSt.) vom Kaufpreis

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The property

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The property

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A first impression

The plot of land offered here, measuring approximately 2,609 m², is subject to a valid development plan. The designated area is as follows and offers extensive usage possibilities: commercial/with a ground coverage ratio (GRZ) of 0.8, a building coverage ratio (BMZ) of 8.0, and maximum building heights of 12 m or 18 m. A preliminary building permit for a hotel was issued for this plot in May 2018; we are showing some visualizations that illustrate the potential use of the land. According to these visualizations, a minimum gross floor area (GFA) of approximately 3,140 m² across six floors should be achievable above ground. Unfortunately, this preliminary building permit has not been extended, but this can be arranged upon your request. The site is currently leased, but can be handed over vacant three months after notarization (the plot is listed in the contaminated sites register). The area would also be suitable for self-storage, a care facility or similar commercial space, although a boarding house was excluded in the preliminary building permit.

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All about the location

Das Objekt befindet sich in Hamburg Wandsbek in einem Gebiet, in dem sich Unternehmen aus den unterschiedlichsten Branchen niedergelassen haben. Ein Schwerpunkt auf technische Dienst- und Serviceleistungen ist zu erkennen.

Das gesamte Hamburger Stadtgebiet ist von hier sehr schnell zu erreichen. Das Grundstück liegt zentral in Wandsbek, nahe einer der Hauptverkehrsachsen in Hamburg.

Die Bundesautobahn A24/A1 (Berlin//Lübeck) ist in ca. 4,6 km zu erreichen. Der Weg in die Hamburger Innenstadt beträgt ca. 9 km (HBF ca. 20 Min.) und der Weg zum Hamburger Flughafen ca. 10 km (20 Min.).
Das Grundstück ist per S-Bahn und Buslinie an den ÖPNV angeschlossen.

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Contact partner

For further information, please contact your contact person:

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