

Hamburg

First occupancy: Hotel with 200 beds in a central location in Hamburg Wandsbek

Property ID: CC25224A032_online



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RENT PRICE: 110.000 EUR • LAND AREA: 2.066 m²

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At a glance

Property ID	CC25224A032_online	Rent price	110.000 EUR
Year of construction	1995	Commission	3 Monatsmieten zzgl. MwSt.
Type of parking	50 x Outdoor parking space	Total Space	ca. 3.375 m ²
		Condition of property	First occupancy
		Commercial space	ca. 2280 m ²
		Rentable space	ca. 2280 m ²

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The property



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The property



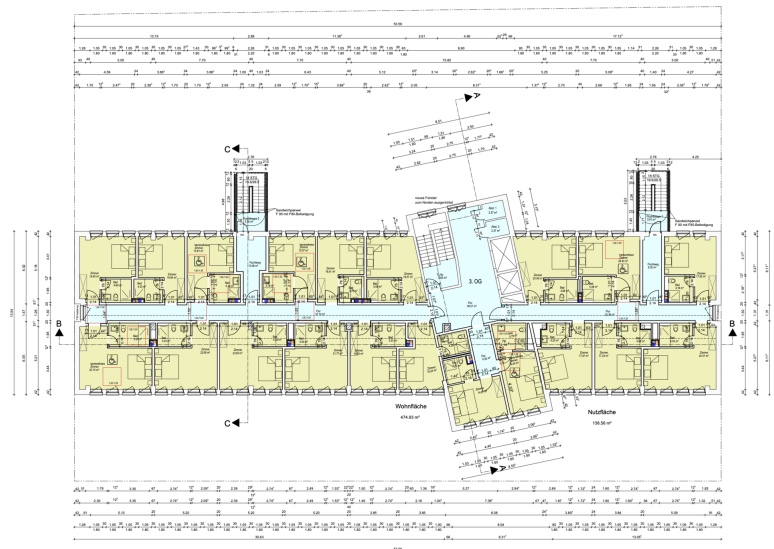
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The property



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Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This hotel, currently undergoing renovation, features 100 rooms/200 beds and 50 parking spaces on its own property. It is centrally located in Hamburg-Wandsbek with excellent public transport connections. The planned completion date is March/April 2026. An experienced tenant is sought based on a minimum rent of €1,100 per room per month, resulting in a monthly lease including parking spaces of €110,000 or €1,320,000 per year. A minimum lease term of 15 years and appropriate creditworthiness are required. Alternatively, the hotel is also available for purchase for €20 million. The total usable area is approximately 3,375 m², of which approximately 2,280 m² comprises the 100 rooms including bathrooms, and approximately 215 m² is dedicated to the reception and breakfast room on the ground floor. The average size of the double rooms is approximately 25 m². The permit to use the former office building as a hotel has been granted, and all six floors are currently being renovated. The technology of the two elevators was already modernized in 2024, and the heating system was converted to a modern air-source heat pump last year. On floors 1 through 5, the drywall work is largely complete, and the bathrooms are currently being installed. The plan is to fully complete the building as a hotel, but the owner will not be furnishing it. Quotes for the furnishings and complete outfitting of the property have already been received from a German hotel outfitter. Hamburg, a tourist metropolis: With approximately 1.8 million inhabitants, the Hanseatic city of Hamburg is Germany's second-largest city after Berlin. In 2020, there were 14.5 million overnight stays in Hamburg's approximately 400 accommodation establishments. Tourism in Hamburg has experienced almost consistently positive growth since the 1980s. The pandemic led to significant losses, but the tourism market in Hamburg has recovered and appears even more attractive than before.

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All about the location

Das angebotene Hotel befindet sich zentral gelegen im urbanen und mit 440.000 Einwohnern bevölkerungsreichsten Stadtteil Hamburgs, in Wandsbek, im Hamburger Nordosten. Es handelt sich um eine ruhige Seitenstraße mit wenig Verkehr.

Wandsbek bietet eine große Vielfalt und eine hervorragende Infrastruktur mit diversen Buslinien in fußläufiger Entfernung. Die nächste U-Bahnstation ist die U-Straßburger Straße.

Der Hauptbahnhof ist in ca. 15 min. mit dem Auto zu erreichen.

Der Horner Kreisel mit Auffahrt zur BAB A24 sowie der Flughafen sind ebenfalls in wenigen Minuten zu erreichen.

Das Umfeld bietet eine Vielfalt an verschiedenen Restaurants und Cafés, Freizeitaktivitäten wie z.B. Kino oder Fitness und diverse Einkaufsmöglichkeiten für den täglichen Bedarf.

Das Einkaufszentrum "Quarree" befindet sich in ca. sieben Minuten Entfernung.

Neben den vielen Sehenswürdigkeiten und den vielen kulturellen Veranstaltungen in Hamburg, ist für zahlreiche Geschäftsreisende Hamburg das Ziel, denn mit ca. 2,5 Millionen Übernachtungen entfällt rund ein Fünftel der Übernachtungen auf diesen Sektor und das mit steigender Tendenz.

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Contact partner

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