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NEW! PROPERTY EXPOSÉS

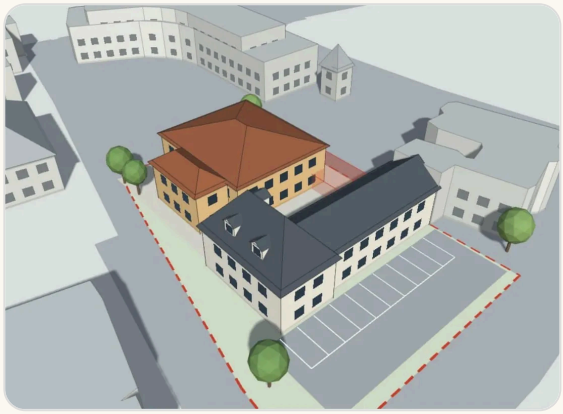
FOR SALE · €2.25M

EDEL Investment GmbH
As of: 13 November 2026

Fully leased. With room for more.

An established boarding house in Bergisch Gladbach-Heidkamp: 18 rooms, 40 beds, a 1,601 m² plot. €90,000 net lease income a year from day one – plus a positive preliminary planning decision dated 24 May 2024 for 16–21 additional units in the courtyard. Purchase price €2,250,000.





Key facts at a glance · Scheidtbachstraße 2, 51469 Bergisch Gladbach-Heidkamp

PURCHASE PRICE €2,250,000	**NET LEASE INCOME TODAY (ACTUAL)** €90,000 p.a.	**ROOMS / BEDS** 18 / 40
PLOT 1.601 m²	**PRELIMINARY PLANNING DECISION (COURTYARD)** 16–21 units, until 05/2027	**YIELD IF SELF-OPERATED (TARGET)** up to 13.1% gross[1]

Who this property is for

For long-term holders

Collect lease income without running the business yourself: €7,500 net a month from two commercial leases. The tenant bears the operating costs.

For developers

According to the preliminary decision, a guest house with 16–21 units and 1,054.89 m² gross floor area is possible in the courtyard – valid until the end of May 2027. The existing business keeps running meanwhile.

For operators

Run it yourself as accommodation for contract workers: an operator's projection arrives at approx. €295,504 revenue a year – before operating, staff and marketing costs, with no guarantee.

Energy performance certificate (Mandatory details under Section 87 GEG (German Buildings Energy Act))

Certificate type: Energy demand certificate (non-residential building), issued 05/2022 · Final energy demand, heat: 369.7 kWh/(m²·a) · Final energy demand, electricity: 79.8 kWh/(m²·a) · Main energy source: natural gas per certificate; actually heating oil (oil central heating, 2001) · Year built (per certificate): 1934 · Valid until: 05.05.2032

Commission: Buyer's commission 3.00% plus 19% VAT (3.57% incl. VAT) on the notarised purchase price, due on signing of the notarial purchase contract. Brokered by EDEL Investment GmbH (licensed broker under Section 34c GewO).

[1] An operator's projected revenue if self-operated (approx. €295,504 p.a.: 44 beds, €20 per bed and night, 92% occupancy) relative to the purchase price, before operating, staff and marketing costs. Leased, the gross initial yield is 4.0%. All revenues, yields and costs are non-binding sample calculations, not a guarantee of any return. Please seek tax, legal and financial advice before making a decision. All details are based on information provided by the owner and are given without guarantee. Errors and prior sale excepted.

PROJECT PAGE
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