Monteurzimmer Köln Messe

NEW! PROPERTY EXPOSÉS

FOR SALE · €1.95M

EDEL Investment GmbH
As of: 13 November 2026

Where Cologne works, your guests sleep.

Two apartment buildings in Cologne-Mülheim with 9 units and 38 beds – on the market as workers' rooms and holiday flats for more than ten years and currently fully leased. An official negative certificate (Negativattest) is available. Purchase price €1,950,000.





Key facts at a glance · Frankfurter Straße 105 & Dückergasse 9, 51065 Köln-Mülheim

PURCHASE PRICE €1,950,000	NET LEASE INCOME TODAY (ACTUAL) €102,720 p.a.	UNITS / BEDS 9 / 38
LIVING SPACE 372,2 m²	PLOT 203 m²	PRICE-TO-RENT FACTOR 18.98 leased · 6.83 self-operated (target)

Who this property is for

Keep it leased

€8,560 lease income a month, €102,720 a year – without any operating effort on your part. Price-to-rent factor 18.98.

Operate it yourself

If self-operated, the model assumes €285,336 revenue a year (83.3% occupancy, €24.09 net per bed and night) – a projection, not a promise.

Spread the risk

Nine units in a front and a rear building instead of a single flat. Workers' rooms, temporary living or conventional letting are all possible.

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

Vorderhaus Frankfurter Straße 105: Certificate type: Energy demand certificate (residential building) · Final energy demand: 189.9 kWh/(m²·a) · Main energy source: Natural gas (gas central heating per property documents; not entered in the certificate) · Year built (per certificate): 1950, renovated 2017 · Energy efficiency class: F · Issued on: 30.12.2024

Hinterhaus Dückergasse 9: Certificate type: Energy demand certificate (residential building) · Final energy demand: 258.3 kWh/(m²·a) · Main energy source: Natural gas · Year built (per certificate): 1970 · Energy efficiency class: H · Valid until: 30.12.2034

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).

Both buildings are officially divided into eight residential units and are currently used as nine units; all figures refer to these nine units. 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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