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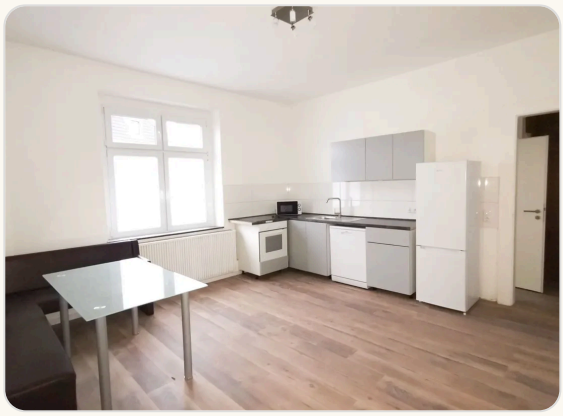
NEW! PROPERTY EXPOSÉS · FOR SALE · €1.2M

EDEL Investment GmbH
As of: 13 November 2026

Approved. Leased. Fully calculated.

Apartment building with 4 units in Leverkusen-Manfort, officially approved for workers' rooms and holiday flats. Currently leased for €72,000 net a year, extensively modernised in 2019. Purchase price €1,200,000.





Key facts at a glance · Pfeilshofstraße 46, 51377 Leverkusen-Manfort

PURCHASE PRICE **€1,200,000**	NET LEASE INCOME TODAY (ACTUAL) **€72,000 p.a.**	UNITS **4 × 3 rooms**
LETTABLE AREA **228 m²**	PLOT **172 m²**	YIELD IF SELF-OPERATED (TARGET) **10.25% p.a. (target)**

Who this property is for

A secure start

A running lease: €72,000 net a year with no operational effort – price-to-rent factor 16.67.

Operate it yourself

Self-operated via Airbnb, Booking.com and as workers' rooms, the target calculation assumes up to €168,000 rental revenue a year – 10.25% yield (target), with no guarantee.

Stay flexible

You can switch between short-term, furnished or conventional letting. Splitting into separate units is conceivable in principle (to be checked).

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

Certificate type: Energy demand certificate (residential building) · Final energy demand: 113.3 kWh/(m²·a) · Main energy source: Natural gas (heating), electricity (hot water) · Year built (per certificate): 1912 · Energy efficiency class: D · Valid until: 01.01.2035

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).

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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