

Gepflegtes Zinshaus / Renditeobjekt in Graz-Lend



Objektnummer: 4937

Eine Immobilie von RKR diewohnmakler OG

Zahlen, Daten, Fakten

Adresse	Keplerstraße 45
Art:	Zinshaus Renditeobjekt
Land:	Österreich
PLZ/Ort:	8020 Graz, 04. Bez.: Lend
Alter:	Altbau
Wohnfläche:	544,00 m ²
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



akad. Immobilienmanager Ing. Peter Rothbart

Immobilien Rothbart GmbH
Koloman-Wallisch-Platz 4
8600 Bruck an der Mur

H 06607286706

Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.









ImmobilienRothbart



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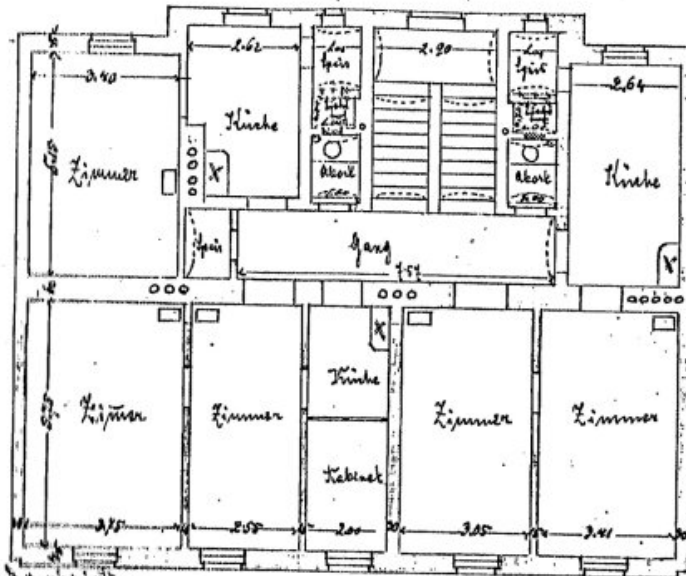


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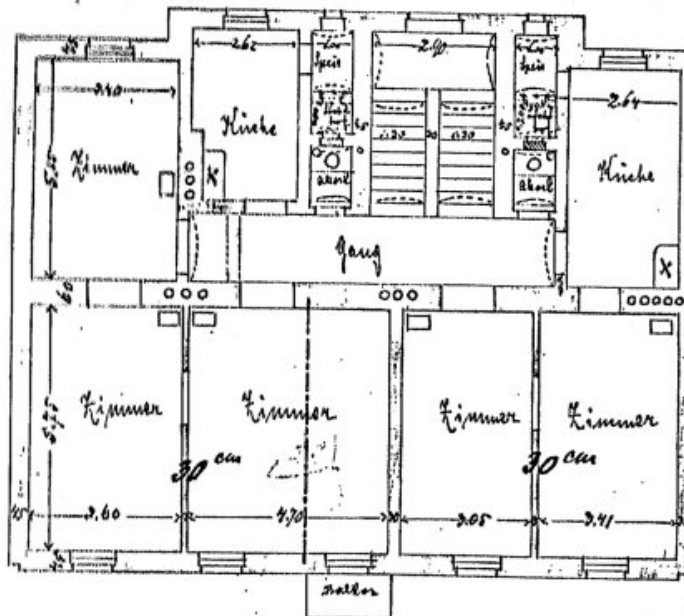


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Zweiter Stock 1:100



Erster Stock 1:100



Trepp



Küche
1.8.11
H. 11

A hand-drawn floor plan of a building, likely a school or institutional structure, with rooms labeled in German. The plan is oriented with a north arrow pointing towards the top right. The layout includes:

- Top Left:** A large room labeled "Lizimmer" (Living Room) with a small "X" mark next to it.
- Top Center:** A room labeled "Wachstube" (Dormitory) with a small circle and a square symbol.
- Top Right:** A room labeled "Küche" (Kitchen) with a small circle and a square symbol.
- Center:** A long, narrow corridor labeled "Gang" (Hallway) running horizontally.
- Bottom Left:** A room labeled "Halle" (Hall) with a small circle and a square symbol.
- Bottom Center:** A room labeled "Küche" (Kitchen) with a small circle and a square symbol.
- Bottom Right:** A room labeled "Lizimmer" (Living Room) with a small circle and a square symbol.
- Central Corridor:** A long, narrow corridor labeled "Gang" (Hallway) running vertically, with a small circle and a square symbol.
- Entrance:** A large, open area at the bottom center, possibly an entrance or a large hall, with a small circle and a square symbol.

The drawing is a simple line sketch with dashed lines indicating room boundaries and solid lines for walls and doors. The labels are handwritten in German.

Hand-drawn floor plan of a residential building, likely a barracks or institutional housing, with German labels and dimensions. The plan is oriented with a north arrow pointing towards the top right.

Dimensions:

- Overall width (left side): 12.40 m
- Overall length (bottom): 16.41 m

Rooms and Features:

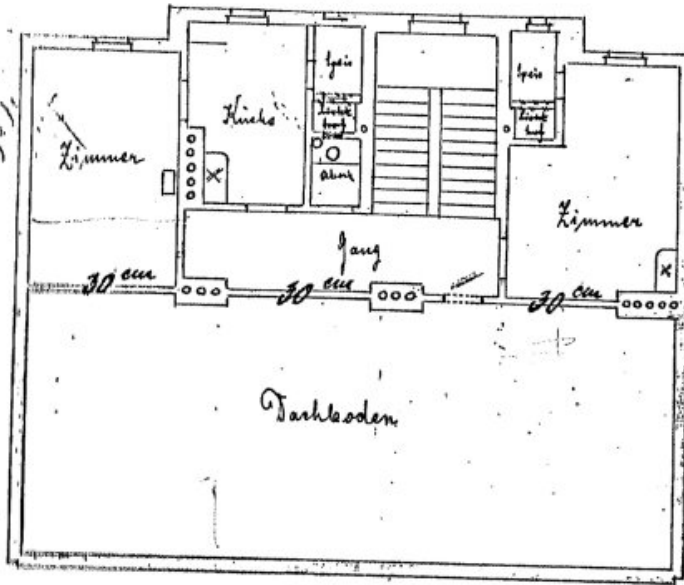
- Top Left:** A large room labeled "Kammer" (Room) with dimensions 2.40 x 6.0. A small "Tür" (Door) is indicated.
- Top Center:** A room labeled "Tür" (Door) with dimensions 2.02 x 2.50.
- Top Right:** A room labeled "Tür" (Door) with dimensions 2.00 x 2.50.
- Middle:** A central corridor or common area labeled "Gang" (Hallway) with dimensions 1.45 x 1.45.
- Bottom Left:** A large room labeled "Kammer" (Room) with dimensions 2.45 x 6.0. A small "Tür" (Door) is indicated.
- Bottom Center:** A room labeled "Küche" (Kitchen) with dimensions 2.60 x 2.50. A "Kabin" (Cabinet) is also labeled.
- Bottom Right:** A room labeled "Kammer" (Room) with dimensions 2.60 x 2.50.

Other Labels:

- "Tür" (Door) is written multiple times throughout the plan.
- "Küche" (Kitchen) is written in the bottom center.
- "Kabin" (Cabinet) is written in the bottom center.
- "Gang" (Hallway) is written in the middle.
- "Kammer" (Room) is written in the top left and bottom right.

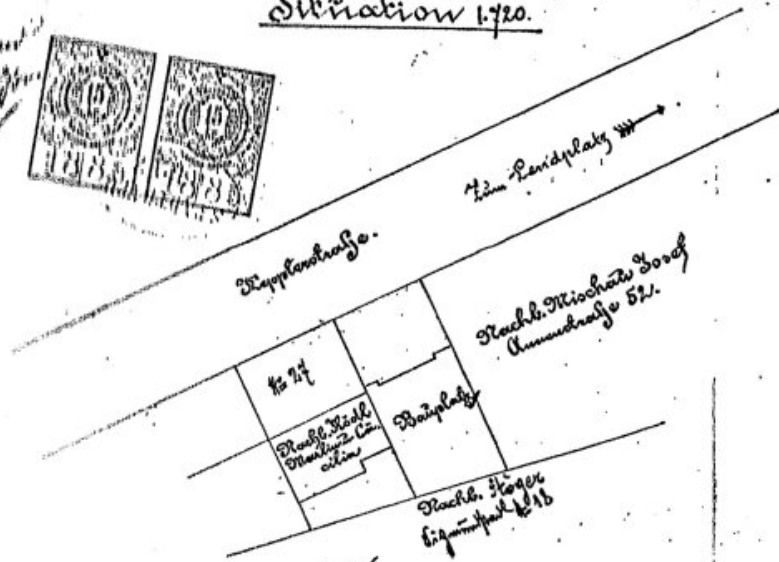
The plan includes various architectural details such as walls, doors, and furniture, drawn in a simple, hand-drawn style.

Dachboden 1:100



unverputzt.
 Belastung 5160 Kilog.
 Tragfähigkeit 7671 Kilog.

Situation 1:720.

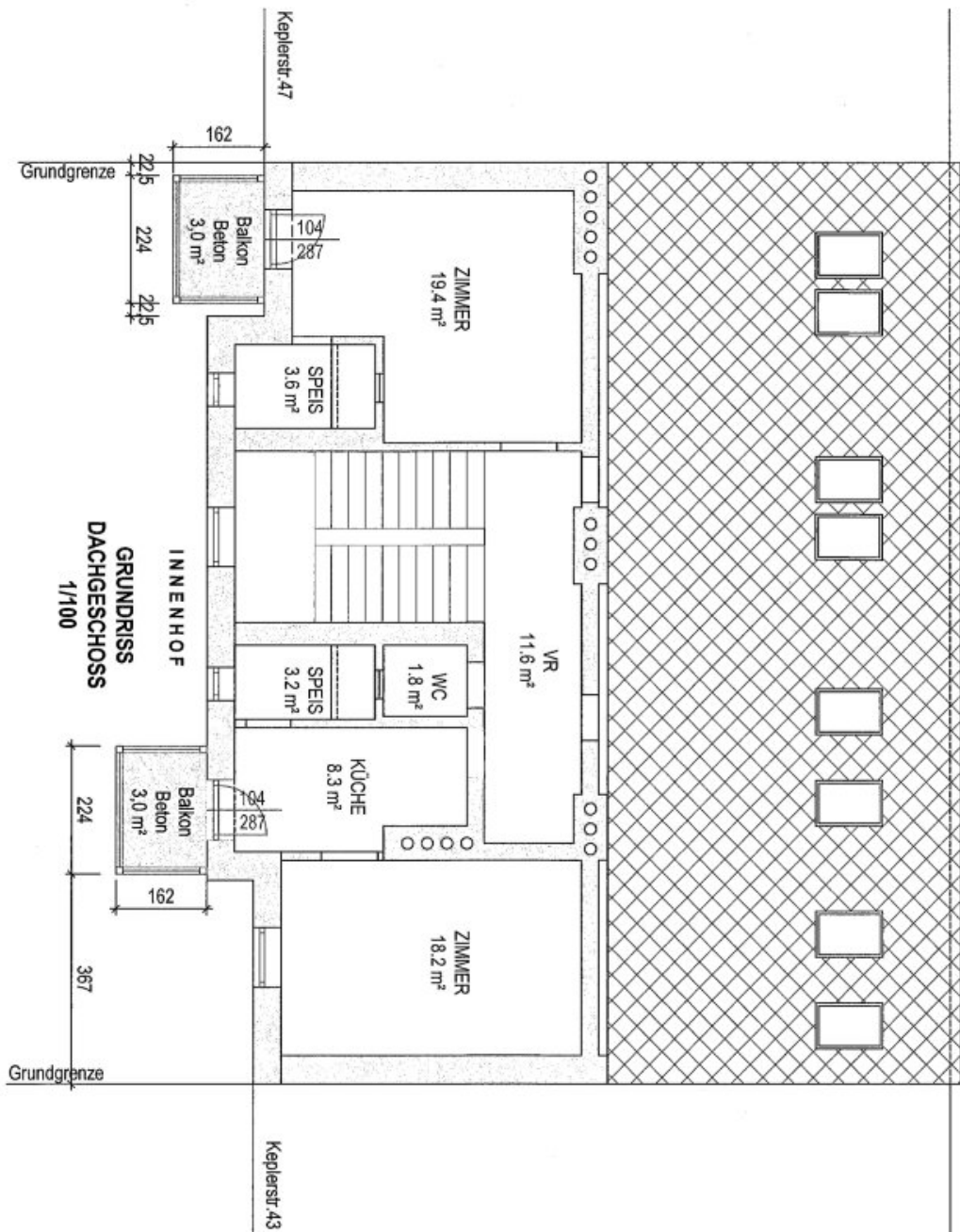


gezeichnet am 20. Dezember 1886

Franz. Böhm

ImmobilienRothbart

KEPLERSTRASSE



ImmobilienRothbart

Objektbeschreibung

Insgesamt weist das Haus derzeit eine vermietbare Wohnfläche von ca. 544 m² auf, wobei eine Größe der Wohneinheiten von ca. 58 m² bis ca. 87 m² gegeben ist. Davon eine Hausmeisterwohnung mit ca. 68 m² (€ 255,--). Nettomietzins der vermietbaren Wohnungen (teilweise vermietet und in Absprache kündbar) € 9,21/m². ca. 476 m² x € 9,21 netto + € 255,-- (Hausmeister) ergeben ca. € 55.667,52.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <175m

Apotheke <300m

Klinik <1.225m

Krankenhaus <550m

Kinder & Schulen

Schule <100m

Kindergarten <300m

Universität <1.125m

Höhere Schule <850m

Nahversorgung

Supermarkt <75m

Bäckerei <300m

Einkaufszentrum <675m

Sonstige

Geldautomat <175m

Bank <175m

Post <800m

Polizei <425m

Verkehr

Bus <150m

Straßenbahn <475m

Autobahnanschluss <4.975m

Bahnhof <600m

Flughafen <9.775m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap