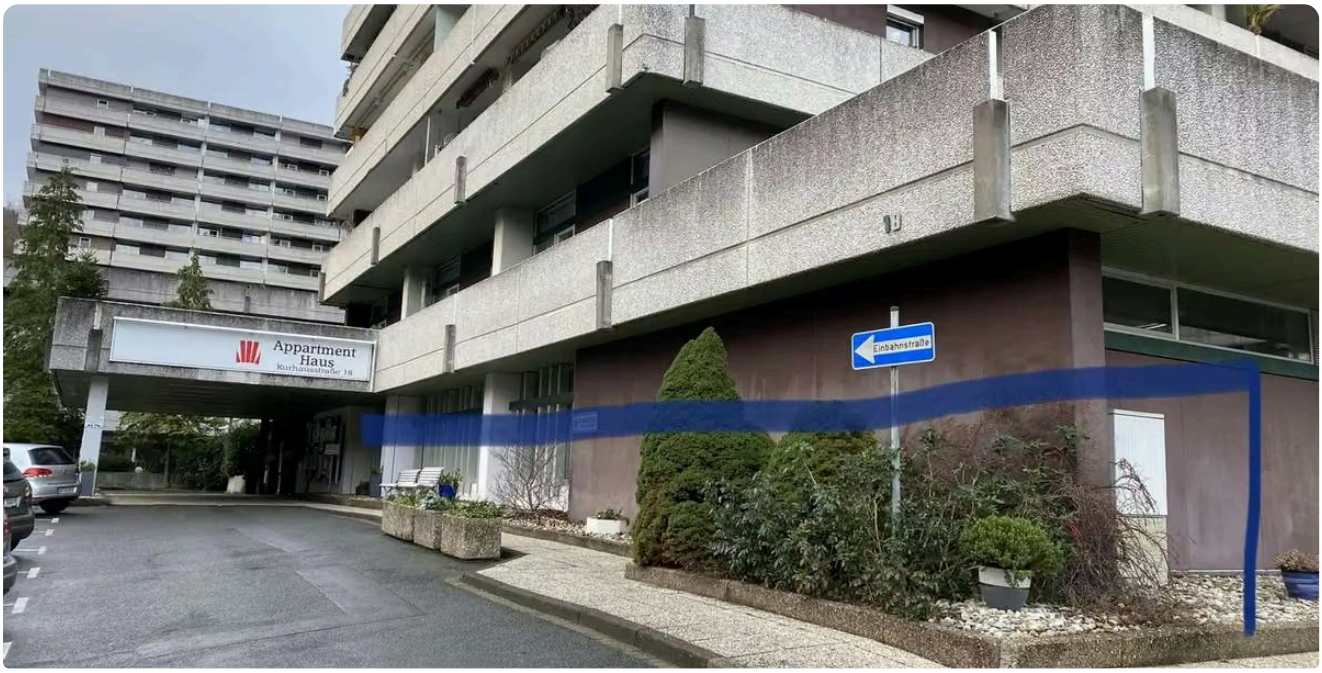
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COMMERCIAL · BUY · PROPERTY REF. 6002

Attractive commercial space in Bad Harzburg – ideal location in a popular spa town

38667 Bad Harzburg · · exact address on request

82.000 € Purchase price

Exposé as PDF

LIVING SPACE

133 m²

All details at a glance

Features

The residential complex consists of three towers and was originally designed as an aparthotel facility. The unit on offer originally housed the concierge/reception area.
In the course of time, the entire complex was converted into residential accommodation, and the units within it were sold as apartments. The property offered here, however, has retained its status as an office/commercial unit.
Today, the complex comprises almost 250 apartments. About half of the apartments are used as holiday or short-term accommodation, while the other half are permanently occupied. In addition, there is a guesthouse with 13 rooms within the complex.
The complex was built in close connection with the tourist and spa environment of Bad Harzburg. Bad Harzburg is a well-known spa and holiday resort in the Harz, offering year-round demand thanks to its thermal spas, natural surroundings, leisure facilities and tourist infrastructure.
Within approximately 133 m^2, there are three interconnected rooms linked via an enfilade layout. In addition, a generously sized sanitary area is available.
Each of the main rooms not only has an internal connection to the adjacent rooms but also its own separate access from the central entrance area or hallway. This allows the space to be arranged flexibly according to the intended future use.
The property is currently owned by a GmbH (limited liability company). Therefore, in addition to a direct sale of the property, a change in the shareholder structure and/or management of the GmbH could also be considered as a possible transaction structure. Such an arrangement would, of course, need to be reviewed and implemented on a case-by-case basis from a legal, tax and notarial perspective.
Bad Harzburg is characterised by its touristic significance and its location in the Harz. The town attracts holidaymakers, spa guests and visitors year-round, who make use of, among other things, the spa and thermal facilities as well as the natural surroundings and leisure opportunities of the region.
The commercial unit offers an interesting opportunity to acquire a generous floor area in a tourist-oriented spa town in the Harz. The combination of approx. 133 m^2 of floor space, several separate accesses, a location directly at the complex's main entrance, and the existing office/commercial status opens up various possibilities for individual future use. The location may be of particular interest to investors, entrepreneurs and service providers seeking a flexibly usable commercial space in Bad Harzburg.

The location of the commercial unit within the residential complex is also noteworthy: the space is situated directly at the main entrance of a complex with a large number of residents and guests.

Thanks to the generous floor area, several separate accesses and the existing office/commercial status, the property fundamentally offers various possibilities for future use. The specific usage possibilities depend on the respectively permitted use and any required approvals.
After appropriate renovation and modernisation, the unit could, for example, be of interest for various office, service, or other commercial concepts.

Description

A spacious commercial unit of approximately 133 square metres of usable space is for sale on the ground floor of a residential complex in Bad Harzburg. Thanks to its direct proximity to the main entrance, both residents and visitors and guests benefit from excellent accessibility as well as good visibility.

Price, costs and yield

New online since 23/09/2026

Price reduced on 03/11/2026: previously €92,000

Purchase costs

Real estate transfer tax (5.0 %)	€4,600
Notary and land register (approx.) (2.0 %)	€1,840
Agency commission	€5,000
Total cost	**€103,440**

Yield

Gross rental yield	–
Net rental yield	–

Financing

Loan	€72,408
Monthly instalment	€374 / month
Monthly surplus (before tax)	**–**

Buyers not resident in Germany usually need 30–40% equity; we can introduce banks that lend to foreign buyers.

Non-binding example with rounded figures, not tax or financing advice. Interest rate: 4.2 % (10/2026).

Location and surroundings



Approximate location · Data © OpenStreetMap contributors

Bus Bad Harzburg, Hotel Seela	9 min walk
Bus Bad Harzburg, Burgbergbahn	9 min walk
Bus Bad Harzburg, Papenbergstraße	10 min walk
Supermarket Bio & Reformhaus Surmann	16 min walk
Bakery Brotmeisterei Steinecke	18 min walk
Pharmacy Apotheke im Kurzentrum	14 min walk
Doctor Dr. med. Florian Helm	11 min walk
Nursery Städtische Kita Burgstraße	21 min walk
School Niedersächsisches Internatsgymnasiun	8 min walk
Park Kurpark	8 min walk

3 restaurants and cafés within 500 m

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)

–

Energy efficiency class –

Certificate type	Energy source	Heating system year
–	–	–

Year of construction

–

Location

The property is situated in a central, tourist-oriented location in Bad Harzburg, a traditional spa and recreation town on the northern edge of the Harz. The location combines the advantages of an established spa town with a year-round attractive tourist environment.

Kurhausstraße is located in the immediate vicinity of the spa town's activities. The surrounding area offers numerous facilities for residents, spa guests and holidaymakers. These include, among others, restaurants and cafés, shops, leisure and recreational facilities, as well as the town's tourist infrastructure.

A particular locational advantage is the proximity to the **thermal spa and health facilities** as well as to the diverse leisure opportunities of the Harz region. The area is popular among holidaymakers, hikers, nature lovers and those seeking relaxation, offering a variety of target groups for tourism and commercial concepts.
Bad Harzburg also benefits from its location as a starting point for numerous excursions and leisure activities in the Harz. Hiking trails, nature experiences and tourist attractions are located nearby, making the location particularly appealing to visitors who wish to combine relaxation with recreational activities.

For investors, the location thus offers a versatile environment combining residential living, tourism, spa facilities and commerce. Together with the generous commercial floor area and its positioning within the existing complex, various possibilities arise for future use – depending on the respective approval requirements and individual usage concept.

The combination of a central location, tourist character, an established residential and holiday environment, as well as proximity to the spa and leisure facilities of the Harz, makes this location an attractive starting point for a long-term oriented property strategy.

Cancellation policy & right of withdrawal

Cancellation policy

If a brokerage contract is concluded, consumers have the following right of withdrawal:

Right of withdrawal

You have the right to withdraw from this brokerage contract within fourteen days without giving any reason.

The withdrawal period will expire after fourteen days from the day of the conclusion of the contract.

To exercise the right of withdrawal, you must inform us (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@internationale-immobilienvermittlung.de) of your decision to withdraw from this contract by an unequivocal statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, but it is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning your exercise of the right of withdrawal before the withdrawal period has expired.

Effects of withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including the costs of delivery (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive type of standard delivery offered by us), without undue delay and in any event not later than fourteen days from the day on which we are informed about your decision to withdraw from this contract. We will carry out such reimbursement using the same means of payment as you used for the initial transaction, unless you have expressly agreed otherwise; in any event, you will not incur any fees as a result of such reimbursement.

If you requested to begin the performance of services during the withdrawal period, you shall pay us an amount which is in proportion to what has been provided until you have communicated to us your withdrawal from this contract, in comparison with the full coverage of the contract.

End of cancellation policy

German original

Widerrufsbelehrung

Im Falle eines zustande kommenden Maklervertrages haben Verbraucher das folgende Widerrufsrecht:

Widerrufsrecht

Sie haben das Recht, binnen vierzehn Tagen ohne Angabe von Gründen den Maklervertrag zu widerrufen.

Die Widerrufsfrist beträgt vierzehn Tage ab dem Tag des Vertragsabschlusses.

Um Ihr Widerrufsrecht auszuüben, müssen Sie uns (L&B Immobiliya EuRuS GmbH, Frankfurter Allee 18, 10247 Berlin, Tel.: +49 30 762 149 75, E-Mail: info@internationale-immobilienvermittlung.de) mittels einer eindeutigen Erklärung (z. B. ein mit der Post versandter Brief oder eine E-Mail) über Ihren Entschluss, diesen Vertrag zu widerrufen, informieren. Sie können dafür das beigefügte Muster-Widerrufsformular verwenden, das jedoch nicht vorgeschrieben ist.

Zur Wahrung der Widerrufsfrist reicht es aus, dass Sie die Mitteilung über die Ausübung des Widerrufsrechts vor Ablauf der Widerrufsfrist absenden.

Folgen des Widerrufs

Wenn Sie diesen Vertrag widerrufen, haben wir Ihnen alle Zahlungen, die wir von Ihnen erhalten haben, einschließlich der Lieferkosten (mit Ausnahme der zusätzlichen Kosten, die sich daraus ergeben, dass Sie eine andere Art der Lieferung als die von uns angebotene, günstigste Standardlieferung gewählt haben), unverzüglich und spätestens binnen vierzehn Tagen ab dem Tag zurückzuzahlen, an dem die Mitteilung über Ihren Widerruf dieses Vertrags bei uns eingegangen ist. Für diese Rückzahlung verwenden wir dasselbe Zahlungsmittel, das Sie bei der ursprünglichen Transaktion eingesetzt haben, es sei denn, mit Ihnen wurde ausdrücklich etwas anderes vereinbart; in keinem Fall werden Ihnen wegen dieser Rückzahlung Entgelte berechnet.

Haben Sie verlangt, dass die Dienstleistungen während der Widerrufsfrist beginnen soll, so haben Sie uns einen angemessenen Betrag zu zahlen, der dem Anteil der bis zu dem Zeitpunkt, zu dem Sie uns von der Ausübung des Widerrufsrechts hinsichtlich dieses Vertrags unterrichten, bereits erbrachten Dienstleistungen im Vergleich zum Gesamtumfang der im Vertrag vorgesehenen Dienstleistungen entspricht.

Ende der Widerrufsbelehrung

More photos



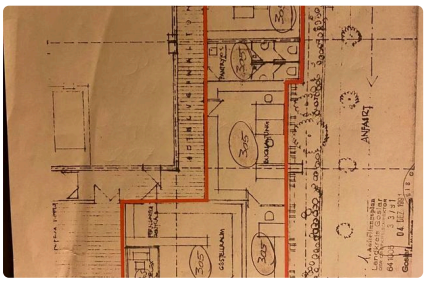
Image 3



Image 4



Image 5



Floor plan



YOUR CONTACT PERSON

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