

DIFA sells commercial property in prime Essen location

Hamburg-based DIFA Deutsche Immobilien Fonds AG has sold a commercial building in Essen city centre to an Irish investor. Located on Limbeckerstraße, the building was part of the portfolio of the DIFA Immo-Invest open-ended real estate fund. The deal was brokered by the investment arm of Cushman & Wakefield.

The price achieved – over 50 million euros – allowed investors in DIFA Immo-Invest to benefit from a market opportunity. Essen remains an attractive investment location for DIFA: In collaboration with partners ECE and Karstadt, DIFA is currently developing one of the largest city-centre shopping complexes in Germany here.

The six-storey building enjoys a prominent corner location, with an extensive window frontage facing onto the Limbeckerstraße pedestrian zone. The property comprises total rental space of some 12,150 square metres, of which around 67 per cent is devoted to retail outlets and restaurants/cafés. The retail space is let to chain stores Sport-Scheck, ZARA and Final Cut, while the main office space tenant is SWEDEX.



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