



FOR SALE

CH-6830 Chiasso, Via Livio 21

Rental building with offices

CHF 3,800,000.-

SEQUOIA
CONSULTING

Property description

The office building is located directly opposite the train station, in a particularly strategic and well-served location.

The building, consisting of 12 offices, was renovated in 2017 and is now in excellent condition.

Currently, about 90% of the property is leased to various companies, with long-term lease contracts, guaranteeing a yield of 4.4%.

There are also parking spaces available in the area surrounding the building.

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Characteristics

Availability	To agree	Number of offices	12
Type	Commercial building	Heating type	Gas
Reference	8837	Living area	1,150 m²
Year of construction	1982	Ground surface	360 m²
Latest renovations	2017		

Object Price **CHF 3,800,000.-**

Exterior view







Interior view

















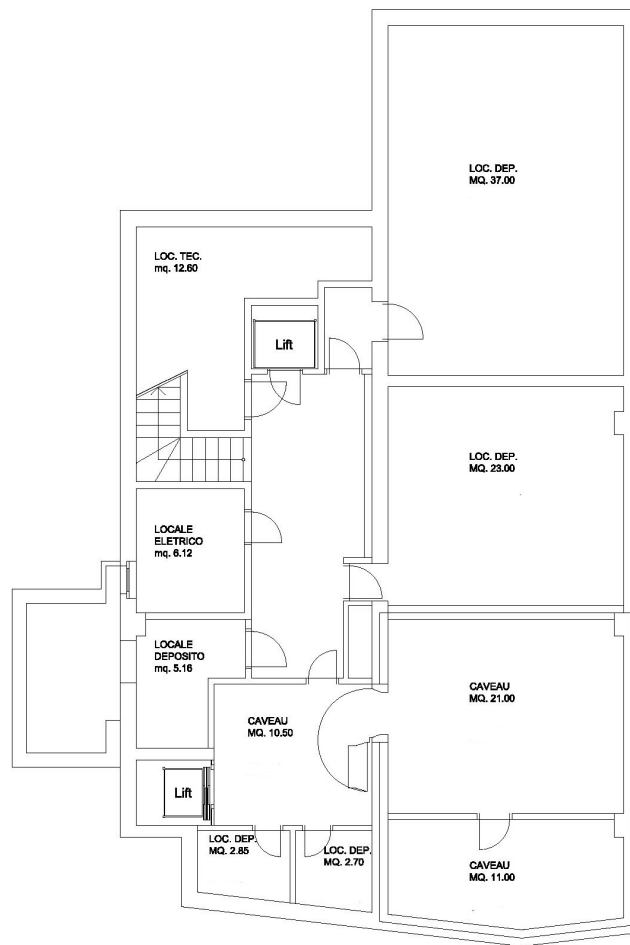
Contact

Sequoia Consulting Sagl

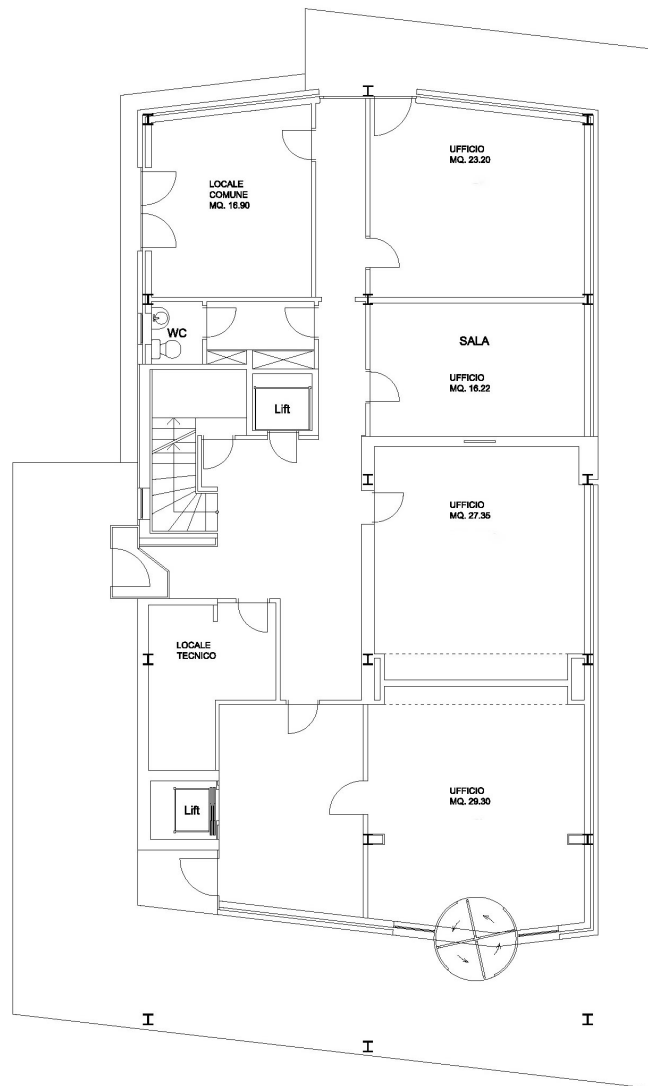
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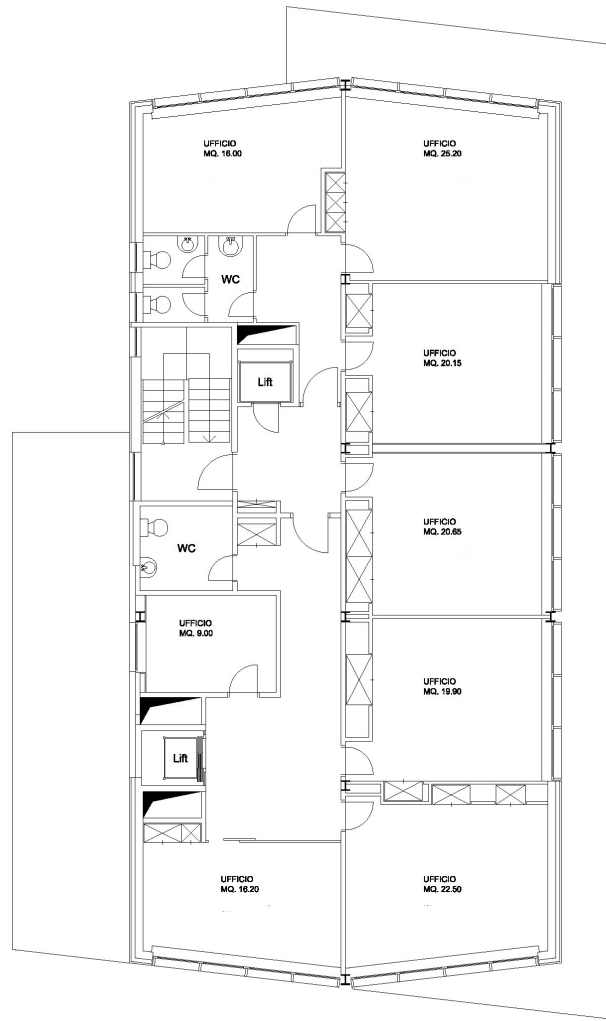
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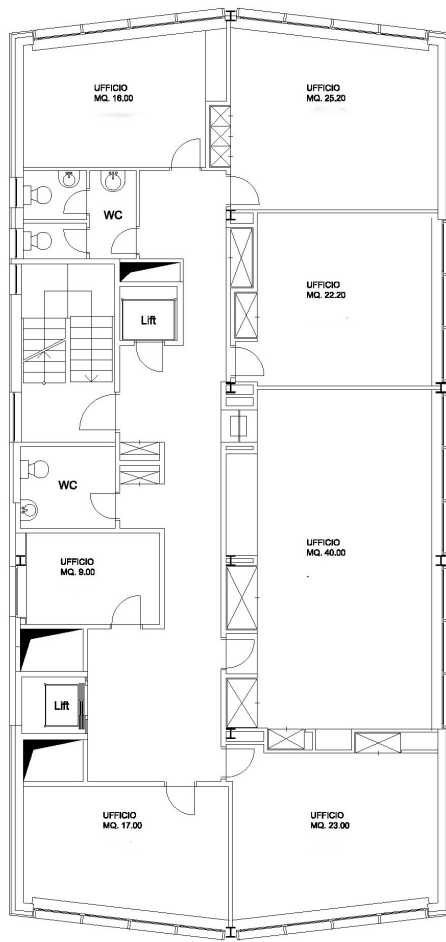
Planimetria - Piano interrato



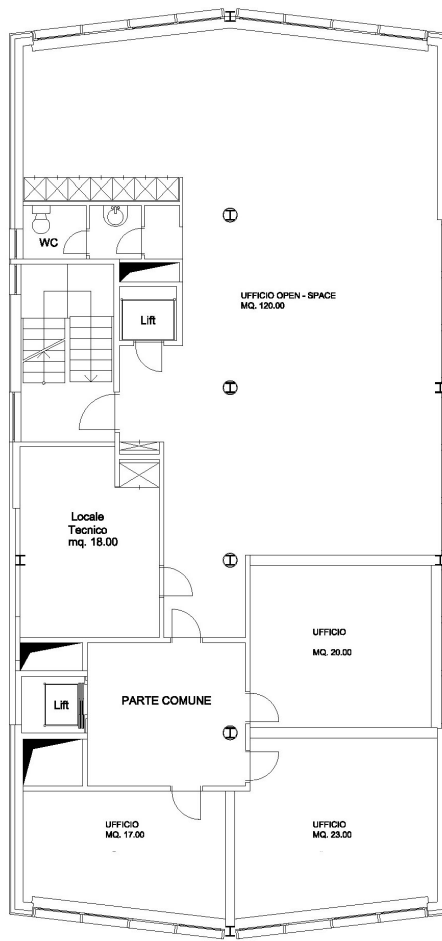
Planimetria - Piano terra



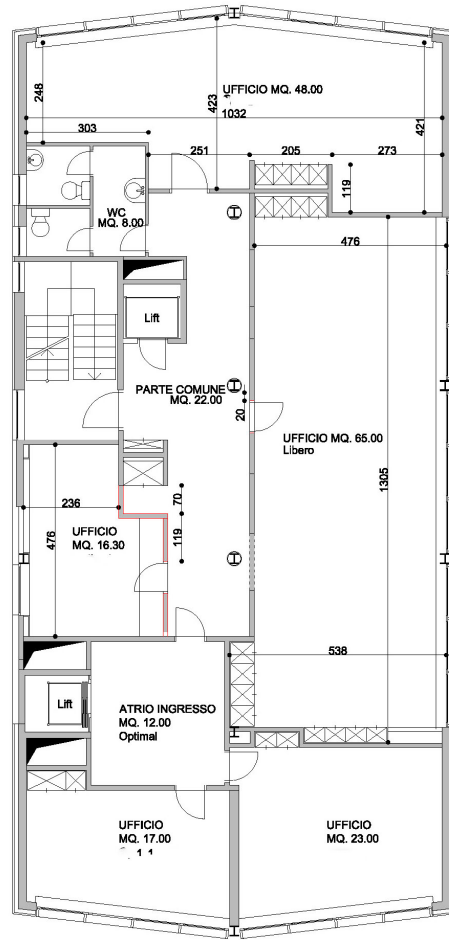
Planimetria - 1° piano



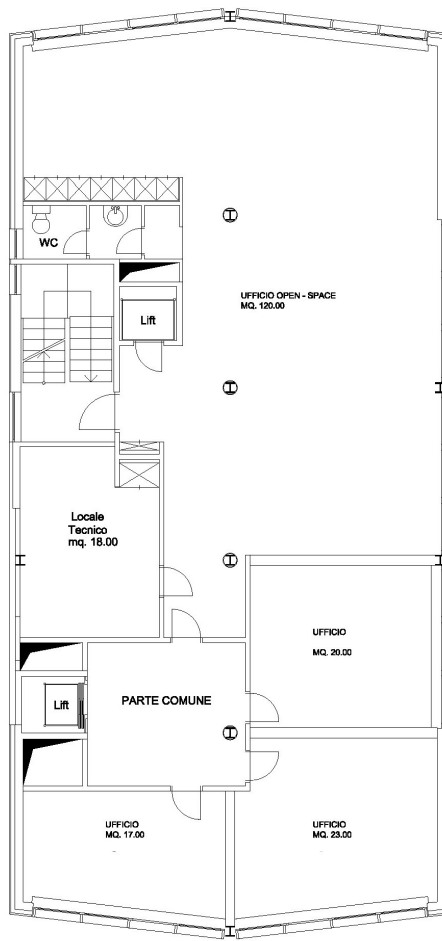
Planimetria - 2° piano



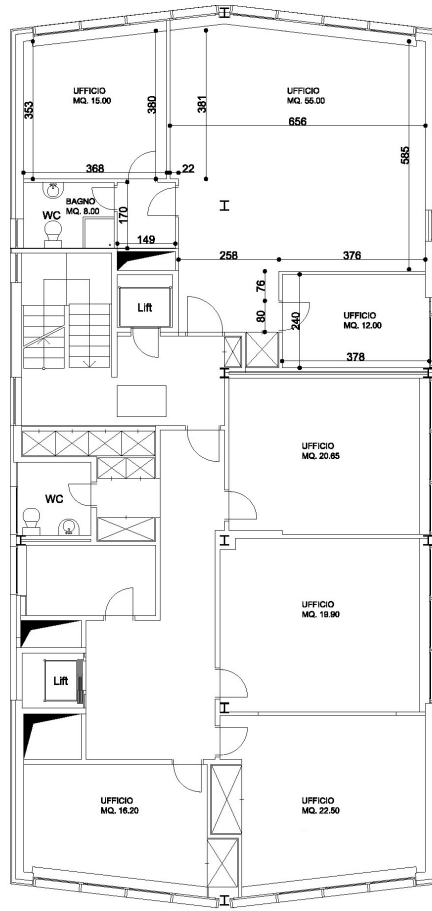
Planimetria - 3° piano



Planimetria - 4° piano



Planimetria - 4° piano



Planimetria - 5° piano