CH-6930 Bedano, Via alla Gerra 11

Office 330m2 - Ideal for Own Use and/or Income Investment

CHF 627,000.-

SEQUOIA CONSULTING

Property description

At the new BEDART Center in Bedano, strategically located just a few minutes from the Lugano Nord highway exit, we are offering for sale a modern commercial space of approximately 330 square meters, divided into 3 independent offices measuring 104 square meters, 96 square meters, and 84 square meters, as well as a common area and separate men's and women's restrooms.

This recently constructed property stands out for its bright spaces, modern finishes, and high level of workplace comfort, making it ideal for both administrative and professional activities as well as an income-generating investment.

The spaces have been designed to ensure functionality, practicality, and efficiency within a modern and easily accessible commercial setting.

Amenities and features:
- LED ceiling lights.
- Electrical outlets and internet connections pre-installed.
- Intercom.
- Fan coil system for heating and air conditioning.
- Exterior awnings for sun protection.

Total commercial area of 330 square meters:
PRICE: CHF 627'000.-

- 84-square-meter open-plan space, furnished with 4 desks, 4 filing cabinets, 4 chairs, and 2 bookcases:
PRICE: CHF 218'400.-

- 96-square-meter open-plan space (unfurnished).
PRICE: CHF 249'600.-

- 104-square-meter open-plan space (unfurnished).
PRICE: CHF 270'400.-

Available parking spaces:
- Outdoor parking spaces at CHF 15,000 each.
- Garage parking spaces at CHF 30,000 each.

Contact us for more information or to schedule a viewing.

Non contractual document: 11.11.2026

Characteristics

Availability	**Immediate**
Type	**Office**
Reference	**330**
Rooms	**3**

Location floor	**3rd floor**
Useful surface	**330 m²**
Total surface	**330 m²**
Ceiling height	**3.50 m**

Object Price	**CHF 627,000.-**
Number of parkings	
1x Interior (not incl.)	**CHF 30,000.-**
1x Exterior (not incl.)	**CHF 15,000.-**
Total price	**CHF 672,000.-**

Non contractual document: 11.11.2026

Interior view

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Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
http://sequoiaconsulting.ch

Your consultant

SEQUOIA CONSULTING SAGL
Mr. Ferrari Fabio
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes