



FOR SALE

CH-6930 Bedano, Via alla Gerra 11

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

CHF 660,000.-

SEQUOIA
CONSULTING

Property description

At the new BEDART Center in Bedano, just a few minutes' drive from the Lugano North highway exit, we offer for sale a 330 sq. m., modern and bright newly built commercial space with air conditioning, lighting fixtures, furniture (desks, seats, drawer units, shelving to be agreed upon price in case of withdrawal) ideal both for own use and as an investment.

The area has been divided into 3 large open space rooms, a hallway, an ante-bathroom and 2 bathrooms.

Space distribution:

- Open space room of 84 square meters, furnished with 4 desks, 4 drawer units, 4 chairs and 2 bookcases.
- Open space room of 96 sq m, furnished with 3 desks, 3 drawer units, 1 round meeting table, 7 chairs and a large bookcase.
- Open space room of 104 sq.m., furnished with 4 desks, 4 chest of drawers, 1 round meeting table, 8 chairs and a large bookcase.

Each space has its own intercom, its own data outlet for the internet as well as meters to tally the consumption of electricity, heating and air conditioning, this allows one space to be used for its own use and the other two spaces to be put to income and set up the adjustments for the incidental expenses of each space.

Asking price: CHF 726,000 for the 330sqm commercial space divided into 3 independent offices of 104sqm - 96sqm - 84sqm circulation and 2 bathrooms divided man/woman.

Available parking spaces:

- Outdoor parking spaces at CHF 15'000.- each.
- Parking spaces in the garage at CHF 30'000.- each.

Contact us for more information or to arrange an inspection.

Characteristics

Availability	Immediate	Location floor	3rd floor
Type	Office	Useful surface	330 m²
Reference	330	Total surface	330 m²
Rooms	3	Ceiling height	3.50 m

Object Price	CHF 660,000.-
Number of parkings	
1x Interior (not incl.)	CHF 30,000.-
1x Exterior (not incl.)	CHF 15,000.-
Total price	CHF 705,000.-

Picture(s)

























Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

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

Your consultant

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

Notes
