



FOR SALE

CH-6930 Bedano, Via alla Gerra 11

Furnished 84 m2 office for sale in Bedano

CHF 218,400.-

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 circulation area and separate men's and women's restrooms.

This recently constructed property stands out for its bright rooms, modern finishes, and highly functional spaces. It is equipped with air conditioning, lighting fixtures, and is fully set up for administrative and professional activities.

- 84-square-meter open-plan office, 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.-

Entire commercial space of 330 m²:

PRICE: CHF 660'000.-

Each space has its own intercom, its own internet data port, and meters to track electricity, heating, and air

conditioning usage, which allows you to use one space for your own purposes, generate income from the other two spaces, and set up the billing system for the utility costs of each space.

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.

Characteristics

Availability	Immediate	Useful surface	84 m²
Type	Office	Total surface	84 m²
Reference	84	Ceiling height	3.50 m
Location floor	3rd floor		

Object Price	CHF 218,400.-
Number of parkings	
1x Interior (not incl.)	CHF 30,000.-
1x Exterior (not incl.)	CHF 15,000.-
Total price	CHF 263,400.-

Interior view









Contact

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Notes
