



FOR SALE

CH-6532 Castione

Commercial space of 338 m2 with 3 offices in the Convenient Area

CHF 890,000.-

SEQUOIA
CONSULTING

Property description

In Castione, just 3 km from Bellinzona, in a strategic and well-served location, 500 meters from the Bellinzona Nord highway exit, we offer for sale a commercial space of a total of 338 square meters located within the CAST shopping center.

The location is easily accessible thanks to its proximity to the A2 highway (Basel-Chiasso, via San Gottardo) and the A13 highway (Trasadingen-Brissago, via San Bernardino). Access is direct from the cantonal road and the Bellinzona Nord highway exit.

The CAST center, built in 2015, is a craft, commercial and multipurpose complex consisting of 5 modular buildings, designed with quality materials and modern construction standards, ideal for different types of activities.

The property consists of three independent units with hallway and services:

Office of 136 square meters - currently leased under a 5-year contract; the first term is set for October 31, 2029. Tenants, in addition to being interested in renewal, have also recently leased an additional adjacent office and customized both spaces with partitions, furniture and interior finishes.

89 sq. m. office - leased with contract expiring on Feb. 15, 2027.

Office of 94 sqm - currently vacant and ideal for a buyer who would like to use the space for their own business while keeping the other two units in income.

The two currently rented units generate a **total net annual rent of CHF 29,400**, plus **CHF 4,200/year** in advance expenses (with year-end settlement), ensuring an attractive immediate return for the investor.

Available **4 outdoor parking spaces at a price of CHF 60,000** (not included in the sale price).

Note: price negotiable.

Characteristics

Availability	Immediate	Rooms	3
Type	Office	Useful surface	338 m²
Reference	2051	Parking spaces	4

Object Price	CHF 890,000.-
Number of parkings	
Total (not incl.)	4x / CHF 60,000.-
Total price	CHF 950,000.-

Picture(s)





















Contact

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Notes
