

Income Building For Sale in Biasca



1860 mq | Bathrooms: 0 | Bedrooms: 0 | Rooms: 51

In a central location in **Biasca**, we offer for sale a **portfolio consisting of 4 income-producing properties with a guaranteed 5% yield for 2 years**, primarily residential with a commercial component, built on three adjacent parcels of land. The properties are in good condition, the result of ongoing management with maintenance and improvements carried out over time.

Income structure and rental profile:

Rentals are characterized by largely annual contracts and moderately affordable rents (below the current average), a factor that typically translates into high occupancy retention and low turnover. Most tenants are long-term.

In the event of cancellations, apartments are typically renovated/upgraded as necessary before being returned to income-generating activity; any vacancies are therefore primarily due to technical intervention times.

Composition (units and current vacancies):



- Commercial units: 9 (1 free)
- Residential units: 15 (2 free)
- Parking spaces: 13 (4 free)

Investment / value levers:

- Cash flow already in place with a stable profile linked to long-standing tenants and "defensive" rents.
- Potential for income growth through: absorption of current vacancies (commercial/residential/parking), gradual adjustments of rents to market levels in the event of turnover and/or after targeted interventions, management optimization (rental mix and contractual conditions).

Documentation and details (lease agreements, lease status, income, expenses, and investment history) available upon request.

Property detail

Code: A2600-P **Contratto:** FOR SALE

Type: Income Building **Region:** Ticino

Province: Distretto di Riviera **Municipality:** Biasca

ZIP: 6710 **Price:** 6,290,000 CHF

Total Sqm: 1860 sq.m **Bedrooms:** 0

Bathrooms: 0 **Rooms:** 51

Features

MAIN RESIDENCE Laundry

Nearby

Banks Spa



