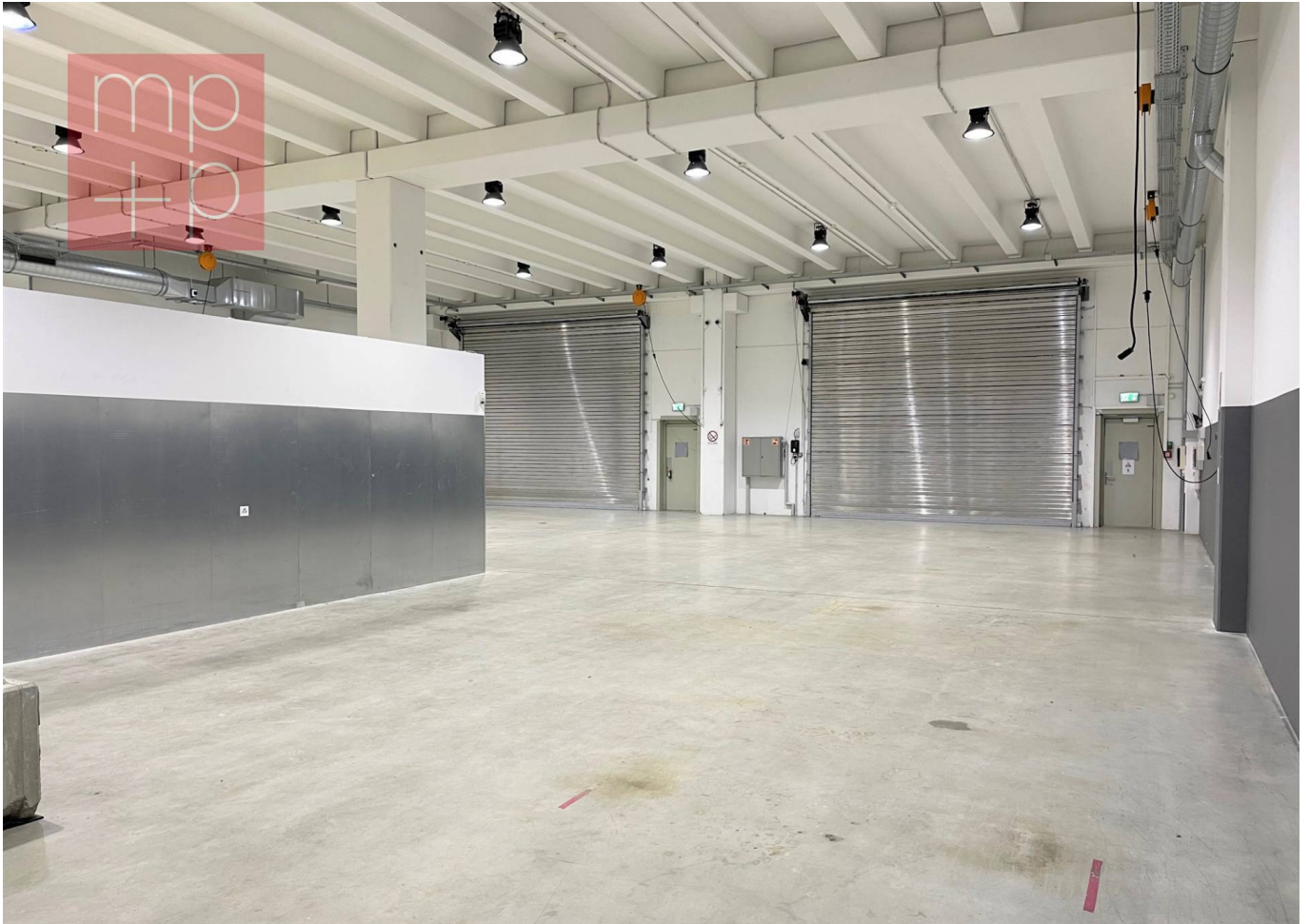


Artisanal-industrial Space For Sale in Mezzovico-vira



897 mq | Bathrooms: 0 | Bedrooms: 0 | Rooms: 0

Large **WAREHOUSE** of 897 m2 for SALE in **MEZZOVICO-VIRA**, also for **artisanal-productive** use, with various interesting advantages: For those interested, also ideal as an income investment (details upon request) ! Recently built ! Among other things, in today's international situation, building a brand new one would no longer be possible at this price ! **10-15 minutes by car from Lugano and Bellinzona** ! Train station stop also reachable on foot ! A short distance from the motorway and also in a few years the new Sigirino motorway junction will be opened ! An **attractive municipality in terms of TAXES**, even for companies, with a particularly low multiplier: **60%** ! **Included 14 outdoor parking spaces (value CHF 15'000 / each)** ! The warehouse is also ideal for particularly heavy vehicles and machinery, as it is located on the **GROUND FLOOR** ! Useful height from 5.45 ml to 6.20 ml ! Heating / cooling system with fan convectors ! LED lighting bodies. Resin floors. Automatic roller shutter door. Vault. Bathrooms complete with all accessories. **Also excellent at INCOME: 5.8 % net** ! as RENTED until 31 May 2026 to a major para-statal company but possibility to terminate the contract shortly under certain conditions; Net RENT of the warehouse + 14 outdoor parking spaces



CHF 147'990.- (that's CHF 150.-m2/year for the warehouse + CHF 80.- per month for each outdoor parking space) + VAT + CHF 1'200.- per month for expenses with adjustment at the end of the year (the contract is guaranteed by the Swiss Confederation).

Property detail

Code: D1774-M5

Contratto: FOR SALE

Type: Artisanal-Industrial Space

Region: Ticino

Province: Distretto di Lugano

Municipality: Mezzovico-Vira

ZIP: 6805

Price: 2,332,200 CHF

Total Sqm: 897 sq.m

Bedrooms: 0

Bathrooms: 0

Rooms: 0

Features

Antifire

Air-Conditioned

Outdoor parking places

Room heigth

electric system

Nearby

Banks

Football Fields

Sport Centers

Tennis Courts

Bike Lanes

