

# Income Building For Sale in Chiasso



**1944 mq | Bathrooms: 0 | Bedrooms: 0 | Rooms: 20**

We sell INCOME BUILDING with 20 units located in Chiasso, a few minutes from the Italian border, public transport, shops, green areas, train station etc.

The building was built in 1963 and renovated over the years, not only in the interior finishes, but also in all its engineering plant. The current general state is buono.

It consists of 6 living floors with 15 apartments from 2.5 rooms to 4.5 rooms and 5 shops, 3 (one double) on the ground floor and 1 in the open basement, garage with 6 parking spaces and 2-3 open parking spaces for guests, condominium laundry and drying room, cellars.

Each floor has a gross surface area (including 50 % terraces) of approx. 243 sqm, divided as follows:

The 1st, 2nd and 3rd floors consist of one apartment of 3.5 rooms and two apartments of 2.5 rooms.

The 4th, 5th and 6th floors consist of one apartment of 3.5 rooms and one apartment of 4.5 rooms.

All flats have large balconies.

The ground floor consists of 3 shops, one with a back shop.

The basement consists of 1 store-shop.

The building is all rented and has a income of more that 5% and more than 50% of the flats have been rented to the same tenants for more than 10, 20 and 30 years!

## Property detail



**Code:** D2062-P (P)

**Contratto:** FOR SALE

**Type:** Income Building

**Region:** Ticino

**Province:** Distretto di Mendrisio

**Municipality:** Chiasso

**ZIP:** 6830

**Price:** 4,150,000 CHF

**Total Sqm:** 1944 sq.m

**Bedrooms:** 0

**Bathrooms:** 0

**Rooms:** 20

### Features

Guest Bathroom

Tiles

Bathroom with Bathtub

Bidet

Bathroom with Shower

### Nearby

Banks

Football Fields

Sport Centers

Tennis Courts

Bike Lanes

