

# LA CHAUX-DE-FONDS



Mixed-use building - 6% net yield, existing  
tenants

---

**CHF 1'995'000.-**

 550 m<sup>2</sup>

n° ref. **042378**

**Switzerland | Sotheby's International Realty**  
Rue Jakob-Rosius 18, 2502 Biel

  
**Patrice Bayard**  
+41 79 606 64 42  
patrice.bayard@swsir.ch



## SITUATION AND DESCRIPTION

Located in the heart of **La Chaux-de-Fonds**, a city listed as a UNESCO World Heritage Site for its watchmaking urbanism, the Immeuble enjoys a **convenient, central location**.

### • Transportation :

La Chaux-de-Fonds SBB station is just a few minutes' walk away, offering direct links to Neuchâtel, Biel and Lausanne. Bus stops are also located in the immediate vicinity, making it easy to get around the city and the region.

### • Shops and services :

Many shops, restaurants, banks and administrative services are just a few steps away. The city center, with its shopping streets, cafés and markets, can be reached in less than 5 minutes on foot.

### • Education and culture :

Many educational establishments (elementary school, secondary schools and gymnasiums) are within easy

reach. The town also offers a rich cultural offering with the **Musée international d'horlogerie**, theater and various cultural centers nearby.

### • Quality of life :

The address combines the vitality of an urban center with the proximity of green spaces and the surrounding mountains, providing quick access to outdoor activities (hiking, mountain biking, skiing).

6% mixed-use yield building located in an attractive area with a 100% occupancy rate.

This building has 2 commercial premises and 4 apartments (2 2-room apartments and 2 3-room apartments)

It is distributed over 6 levels with attics and basement. Possibility of converting the attic.

Distance heating will be available in 2028 with the possibility of connecting to it.

Full file available on request.

## **SURFACES**

Living area	550 m <sup>2</sup>
Surface of parcel	300 m <sup>2</sup>
Useful surface	800 m <sup>2</sup>

## **DISTANCES**

Station	274 m
Public transports	101 m
Nursery school	108 m
Secondary school	711 m
Stores	153 m
Post office	252 m
Hospital	711 m
Restaurants	34 m

## INFORMATION

Number of floors above ground	3
Year of construction	1902
Number of flats	4
Basements	1
Year of restoration	2020

## PROXIMITY

- City centre
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Highway entrance/exit
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Public swimming pool
- Museum
- Theatre
- Water park
- Concert hall
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Public parking

## INSIDE CONVENIENCES

- Without elevator
- Public parking
- Cellar
- Garret

## CONDITION

- Good

## MISCELLANEOUS

- Not registered as Contaminated land

## FINANCIAL DATA

### Price

**CHF 1'995'000.-**

### Availability

To be discussed

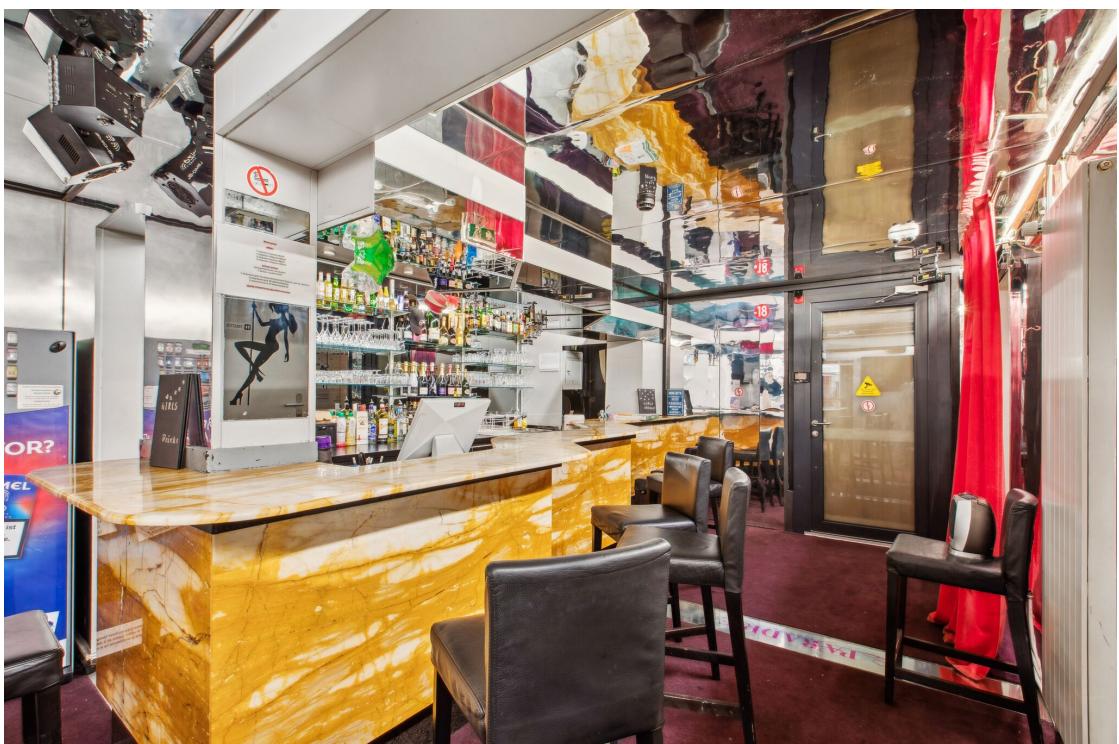
This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.











Switzerland | Sotheby's  
INTERNATIONAL REALTY



[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)