

BEX

OFF-MARKET

Mixed-use building: residential, commercial,  
hotel

**CHF 7'800'000.-**



30

n° ref. **040710\_D**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

### **Investment opportunity - Mixed-use building with hotel activity**

We are offering for sale, off-market, a major mixed-use property complex located in the Chablais vaudois, in a strategic location between Vaud and Valais.

The complex develops around **3'000 m<sup>2</sup>** and comprises:

- A **hotel section with around 30 rooms**
- A **douzaine residential units**
- Many **commercial areas**
- A substantial number of **outdoor and underground parking spaces**

The commercial areas as well as the residential units are leased. The hotel business has a stable and regular occupancy rate.

Significant maintenance work has already been carried out (particularly on exterior elements). The technical structure is sound and does not require major investment in the short term, although a refresh of the hotel section could be considered to optimize potential.

The local market is characterized by a **low vacancy rate** and positive dynamics in property values in recent years, reinforcing the soundness of the investment.

**Full dossier, detailed figures and technical documentation available on request, after prior exchange.**

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

## **SURFACES**

Surface of parcel	4377 m <sup>2</sup>
Volume	20886 cbm
Useful surface	3305 m <sup>2</sup>

## **CHARACTERISTICS**

Number of bedrooms	30
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## **DISTANCES**

Public transports	149 m
Nursery school	270 m
Stores	400 m
Post office	437 m
Bank	317 m
Restaurants	188 m
Park / Green space	223 m

## LOCATION

### **Strategic location - Center of a commune in the Chablais vaudois**

The establishment enjoys a central location within a popular mountain commune in the Chablais vaudois, combining alpine quality of life with direct access to urban infrastructure.

Shopping facilities, local restaurants and essential services are all within walking distance, contributing to a lively, authentic atmosphere all year round.

Public transport links are immediate, making it easy to reach the main regional economic hubs as well as renowned Alpine resorts.

The location thus offers an interesting balance between local roots, regional mobility and four-season operating potential.

**Full documentation and operating data available on request, within a strictly confidential framework.**

**INFORMATION**

Year of construction

1991

**NEIGHBOURHOOD**

- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Parking
- Built on even grounds
- Ground level access

**INSIDE CONVENIENCES**

- Lift/elevator
- Underground car park
- Guests lavatory
- Partially furnished
- Heating Access
- Double glazing
- Natural light

**EQUIPMENT**

- Kitchenette
- Shower
- Bath
- WiFi
- Internet connection
- Ventilation
- basic finishing
- full finishing

**FLOOR**

- Tiles
- Parquet floor
- Carpet

**CONDITION**

- To be refurbished

**STYLE**

- Classic

**FINANCIAL DATA****Price**

CHF 7'800'000.-

**Gross rental income p.a.**

CHF 576'303.-

**Net rental income**

CHF 548'763.-

**Availability**

To be discussed

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