

YVERDON-LES-BAINS



Mixed-use building in industrial zone

CHF 1'485'000.-



7



~142 m²

n° ref. **035446**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This building benefits from a strategic location. Located on the edge of the city, in the heart of a dynamic industrial zone, it offers excellent commercial visibility thanks to its proximity to the freeway and busy roads.

Built in 1991, the building comprises a spacious 5.5-room apartment currently occupied by the owners, a rented one-room office and a warehouse also rented. Each unit, whether residential or commercial, has its own entrance.

The heating system was replaced in 2019, as was the gas boiler, and solar panels were added to the roof at the same time. The apartment windows were triple-glazed in 2020. The roof was redone and insulated in 2013.

Rate of return calculation (projection)

Industrial hall and independent office rental 2900.-/month

Projection apartment rental owner 2000.-/month

Opportunity to be seized, contact me for more information or visit without further delay at 079 897 72 47

SURFACES

Living area	~ 142 m ²
Surface of parcel	~ 724 m ²

CARACTERISTICS

Number of rooms	7
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DISTANCES

Public transports	260 m
Stores	783 m
Restaurants	53 m

INFORMATION

Year of construction	1990
Number of flats	2
Year of restoration	2020
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

PROXIMITY

- Industrial zone
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Exclusive use of garden
- Fence
- Covered parking space(s)
- Parking
- From highway
- Built on even grounds

INSIDE CONVENIENCES

- Without elevator
- Triple glazing
- Bright/sunny

FLOOR

- Tiles

CONDITION

- Good
- Planned works

FINANCIAL DATA

Price

CHF 1'485'000.-

Availability

To be discussed

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