


LOCARNO



Large commercial space in strategic area with
7 parking spaces

CHF 2'800'000.-

Parking place(s) included

 325 m²

n° ref. **#5821935**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

Benjamin Lamers
+41 21 781 01 34
benjamin.lamers@swsir.ch



SITUATION AND DESCRIPTION

In Locarno, we are offering for sale a spacious and bright commercial property on the ground floor, located in a very strategic and well-served area, with both pedestrian and vehicular access. Its location makes it particularly attractive: it is just a few steps from the city centre and public transport.

The commercial space, measuring a total of 325 sqm, covers the entire floor and is in excellent condition (last renovated in 2025), ensuring maximum working comfort. The property also includes 7 outdoor parking spaces located directly in front of the entrance, a storage/server room and a cellar (an additional 20 sqm) on the -1 floor, served by a lift. The heating is underfloor and air conditioning is present in all rooms.

The space is currently divided as follows:
large entrance hall with reception, a large guest bathroom with shower, a bright meeting room, an

executive office, and 2 spacious offices.
The rooms are completely modular, as the internal partitions are made of glass.

Ideal solution for showrooms, offices, medical or veterinary practices, and other businesses.
This property is an ideal solution for those looking for modern and functional spaces close to the city centre.

SURFACES

Useful surface	325 m ²
Total surface	345 m ²

CHARACTERISTICS

Location floor	Ground floor
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INFORMATION

Year of restoration	2025
Heating installation	Floor

FINANCIAL DATA

Price	CHF 2'800'000.-
Availability	01.09.2026

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