



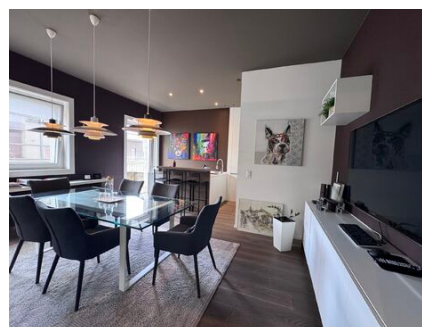
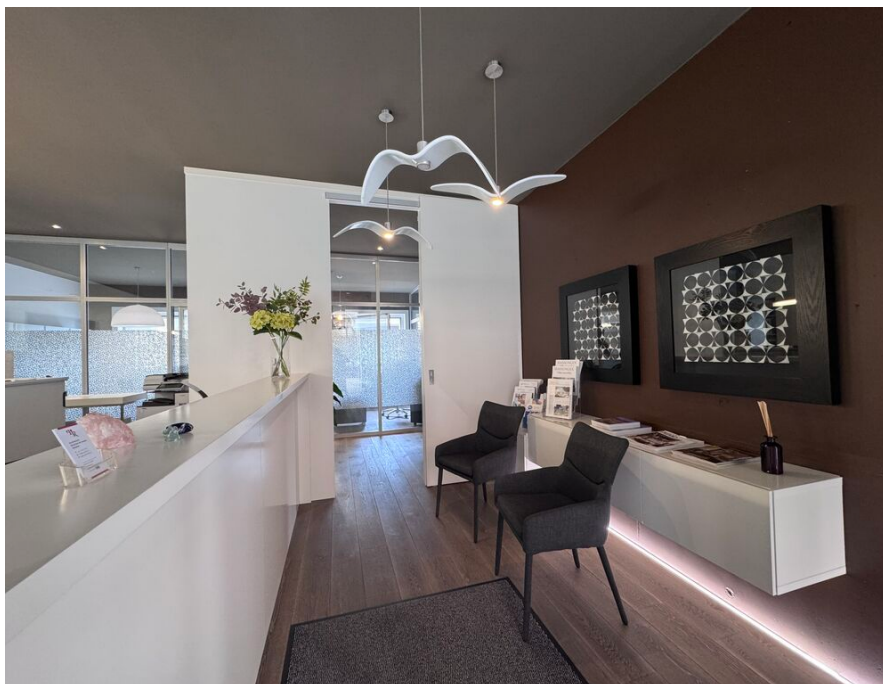
FOR SALE : OFFICE SPACE

Au centre de Montreux à 2 pas de la gare | 1820 Montreux | Reference : 6199757

CHF 1,240,000.-

FOR SALE : OFFICE SPACE

CH-1820 Montreux | Au centre de Montreux à 2 pas de la gare | **CHF 1,240,000.-**



ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

Evaluation	Envelope	Global	Emissions
A			
B			
C	C	C	
D			
E			
F			
G			

CHARACTERISTICS

Reference: **6199757**

Type: **Office space**

Availability: **Immediate**

Weighted Surface: **~ 109 m²**

Useful surface: **~ 100.6 m²**

Year of construction: **2008**

Heating installation: **Floor**

CONTACT FOR VISITING

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CHARACTERISTICS

CH-1820 Montreux | Au centre de Montreux à 2 pas de la gare | **CHF 1,240,000.-**

CHARACTERISTICS

Availability	Immediate	Condition of the property	Very good
Type	Office space	Weighted Surface	~ 109 m²
Reference	6199757	Useful surface	~ 100.6 m²
Number of toilets	1	Balcony surface	~ 16 m²
Number of kitchens	1	PPE charges	CHF 416.-/month incl. renovation fund
Number of showers	1	Balance renovation fund	CHF 366,330.- at 30.06.2024
Number of cafeterias	1	Local tax	65 %
Year of construction	2008	Ground-level access	Yes
Energetic efficiency	C	Occupancy	Empty
Building envelope	C	Access doors	1
Balcony	1		
Heating installation	Floor		

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Lake
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Nursery
- Doctor
- SBB access

OUTSIDE CONVENIENCES

- Balcony/ies
- Public parking
- From road
- Ground level access

INSIDE CONVENIENCES

- Wheelchair-friendly
- Guests lavatory
- Cellar
- Natural light

EQUIPMENT

- Shower

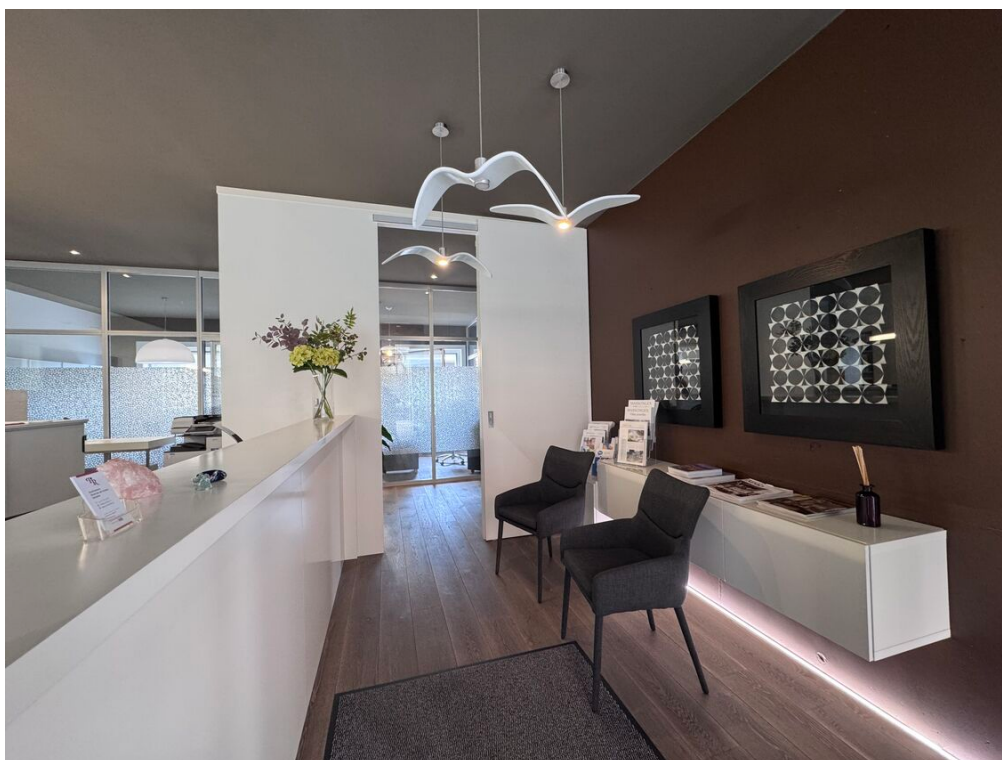
FLOOR

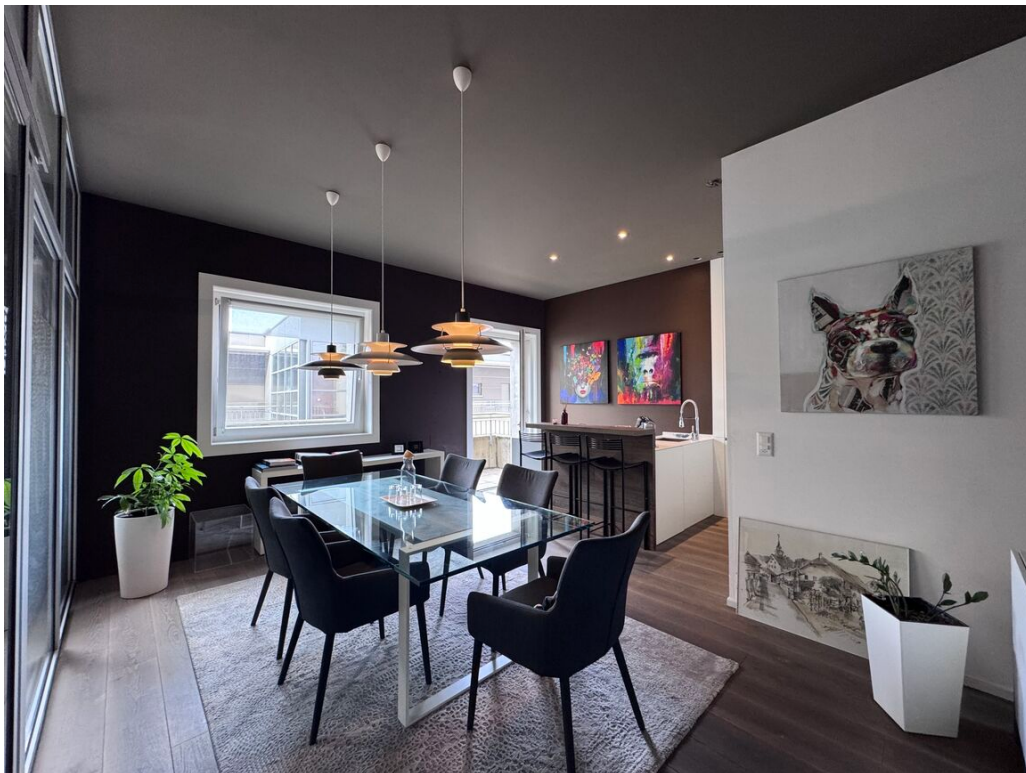
- Parquet floor

EXPOSURE

- All day

PICTURE(S)













INTERIOR VIEW



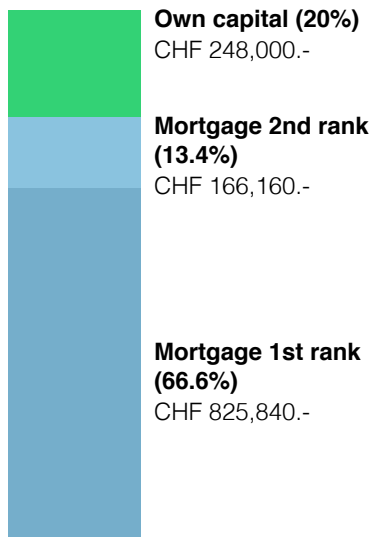


FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 1,240,000.-

Mortgage
CHF 992,000.-



FINANCIAL CAPACITY

Annual income (100%)
CHF 221,464.-

Annual cost (33%)
CHF 73,083.-



PRICE

Price of object		CHF 1,240,000.-
Acquisition costs	2 %	CHF 24,800.-
Transfer costs	1.50 %	CHF 18,600.-
Expenses of creation of mortgage file	1.20 %	CHF 11,904.-
Total acquisition		CHF 1,295,304.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 20,646.-
Mortgage interest 2nd rank	2.50 %	CHF 4,154.-
Mortgage interest		CHF 24,800.-
Amortization mortgage 2nd rank	6.67 %	CHF 11,083.-
Total mortgage amortization		CHF 11,083.-
Running/maintenance costs	1 %	CHF 12,400.-
Total charges		CHF 12,400.-
Total per year		CHF 48,283.-
Total per month		CHF 4,024.-