



**IMMOBILE COMMERCIALE A RUBIGEN –  
5'875% DI RENDIMENTO LORDO I FLUSSI DI  
CASSA STABILI I INFRASTRUTTURA**

Schulhausgasse 24 | 3113 Rubigen | Riferimento : 5987227

**CHF 3'650'000.-**

## **ELENCO**

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## IMMOBILE COMMERCIALE A RUBIGEN – 5'875% DI RENDIMENTO LORDO | FLUSSI DI CASSA STABILI | INFRASTRUTTURA

CH-3113 Rubigen | Schulhausgasse 24 | **CHF 3'650'000.-**



### CONTATTO PER VISITA

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### DATI GENERALI

Riferimento: **5987227**

Tipo: **Locale commerciale**

Disponibilità: **Immediata**

Anno costruzione: **1993**



## SITUAZIONE

CH-3113 Rubigen | Schulhausgasse 24 | **CHF 3'650'000.-**



|                    |  |  |  |  |
|--------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Trasporti pubblici | 188 m                                                                               | 7 min.                                                                              | 7 min.                                                                                | 2 min.                                                                                |
| Negozi             | 179 m                                                                               | 9 min.                                                                              | 9 min.                                                                                | 2 min.                                                                                |
| Ristoranti         | 197 m                                                                               | 7 min.                                                                              | 7 min.                                                                                | 2 min.                                                                                |

## DATI GENERALI

CH-3113 Rubigen | Schulhausgasse 24 | **CHF 3'650'000.-**

### DATI GENERALI

|                          |                           |                     |                   |
|--------------------------|---------------------------|---------------------|-------------------|
| Disponibilità            | <b>Immediata</b>          | Superficie totale   | <b>2'881 m²</b>   |
| Tipo                     | <b>Locale commerciale</b> | Superficie uffici   | <b>357 m²</b>     |
| Riferimento              | <b>5987227</b>            | Superficie depositi | <b>218 m²</b>     |
| Anno costruzione         | <b>1993</b>               | Parcheggio interno  | <b>14 incluso</b> |
| Superficie dell'immobile | <b>940 m²</b>             |                     |                   |

### CARATTERISTICHE

#### DINTORNI

- Negozi
- Stazione
- Fermata Bus

#### INTERNO

- Ascensore
- Garage

## VISTA ESTERIORE





## VISTA INTERIORE







































Mieterspiegel Gewerbe / Büros  
Schulhausgasse 22 - 24  
3113 Rubigen

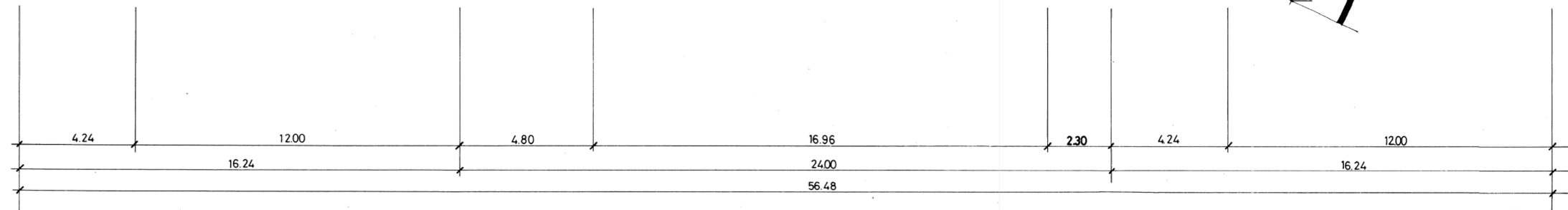
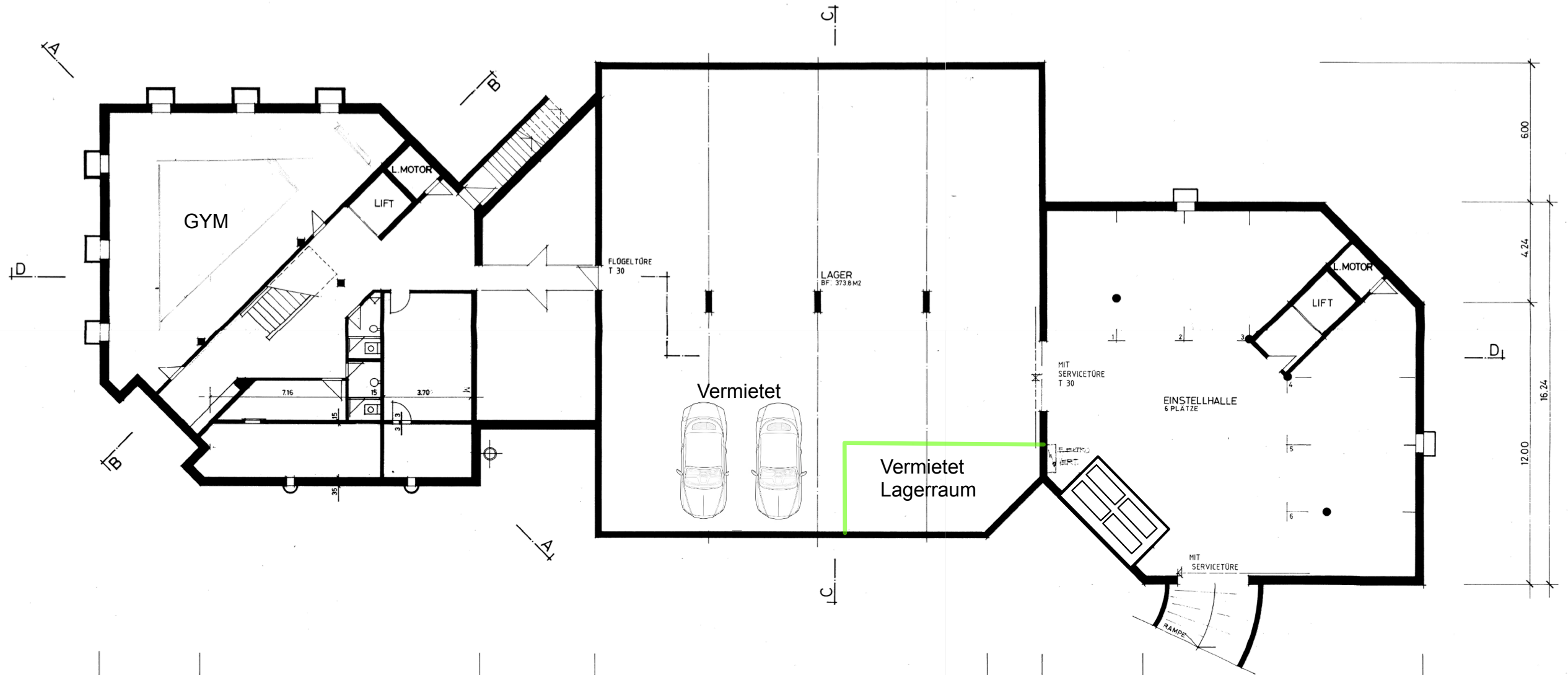
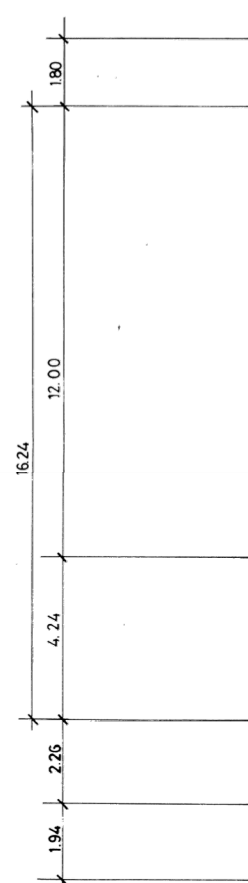
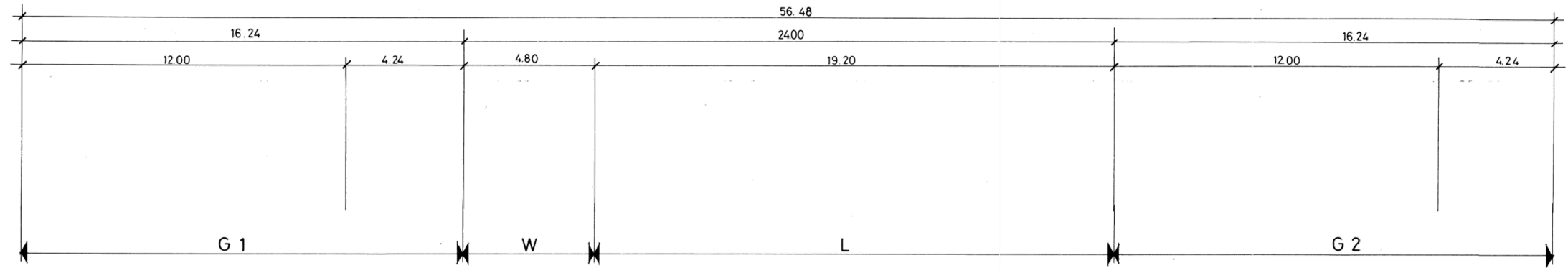
IST-Situation

| Mieter              | m2 | EHP | Miete Brutto | Nebenkosten | Miete Netto |
|---------------------|----|-----|--------------|-------------|-------------|
| TG-Soft             |    |     | 4'850.00     | 1'044.00    | 3'806.00    |
| Landschaft und Kies |    |     | 3'284.15     | 631.65      | 2'652.50    |
| Qube                |    |     | 3'349.20     | 703.30      | 2'645.90    |
| Active_IT           |    |     | 3'450.00     | 735.00      | 2'715.00    |
| Hajkun              |    |     | 1'400.00     | 170.00      | 1'230.00    |
| Meestetter          |    |     | 6'315.00     | 1'273.93    | 5'041.07    |
|                     |    |     | 22'648.35    | 4'557.88    | 18'090.47   |

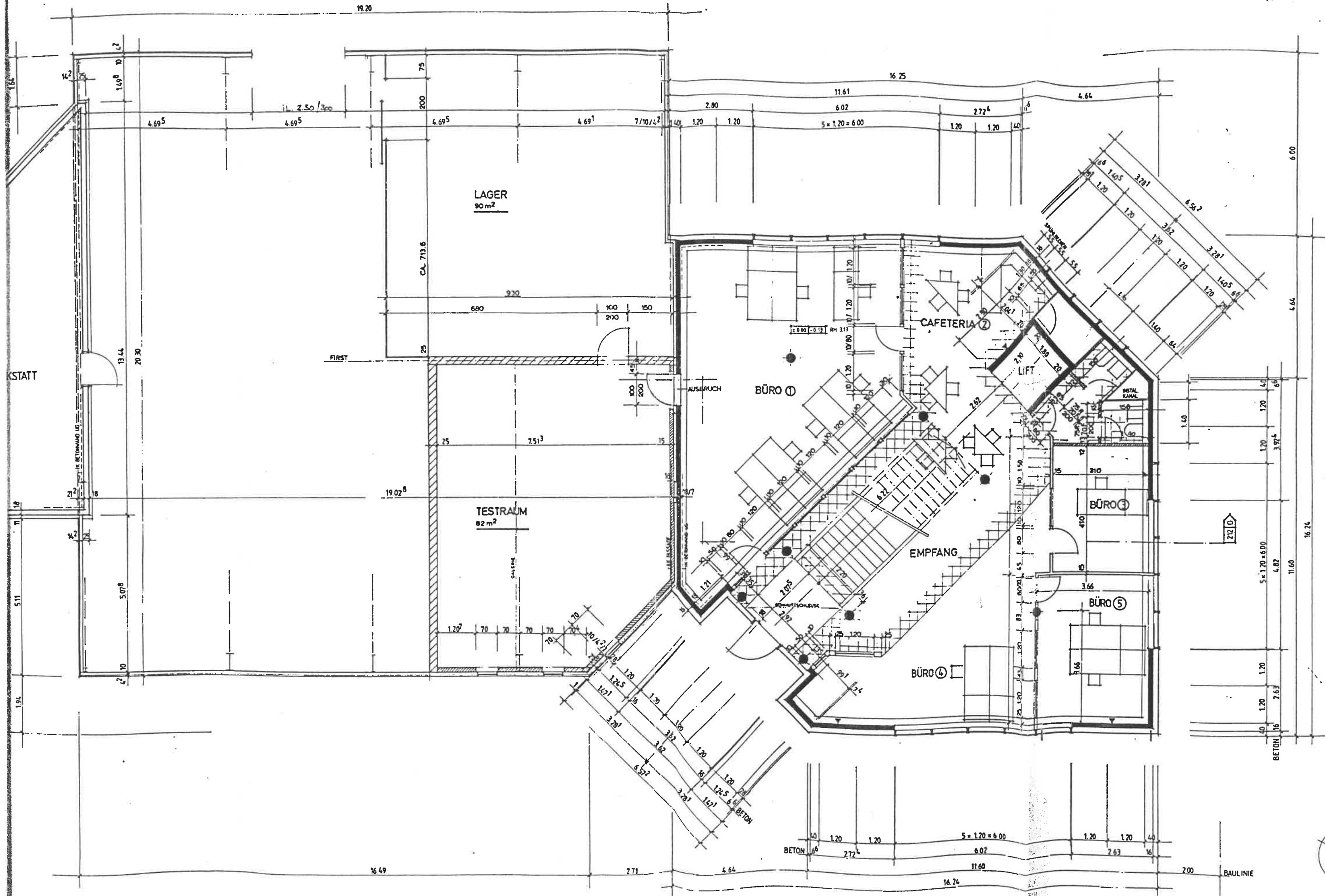
IST-Situation

|                                 |                   |
|---------------------------------|-------------------|
| TOTAL Netto Einnahmen pro Monat | <b>18'090.47</b>  |
| TOTAL Netto Einnahmen pro Jahr  | <b>217'085.64</b> |

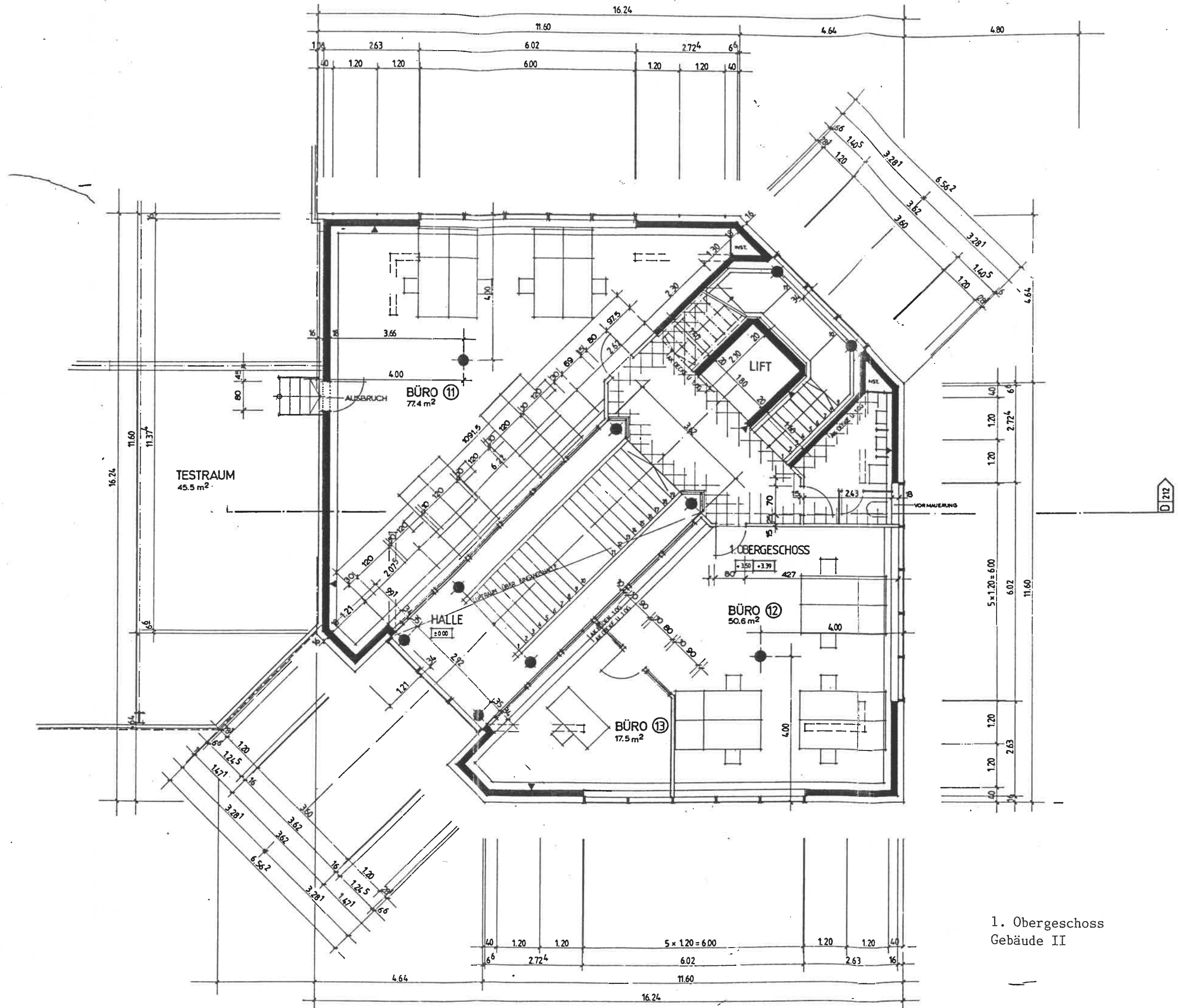
|                                  |            |
|----------------------------------|------------|
| TOTAL Brutto Einnahmen pro Monat | 22'648.35  |
| TOTAL Brutto Einnahmen pro Jahr  | 271'780.20 |



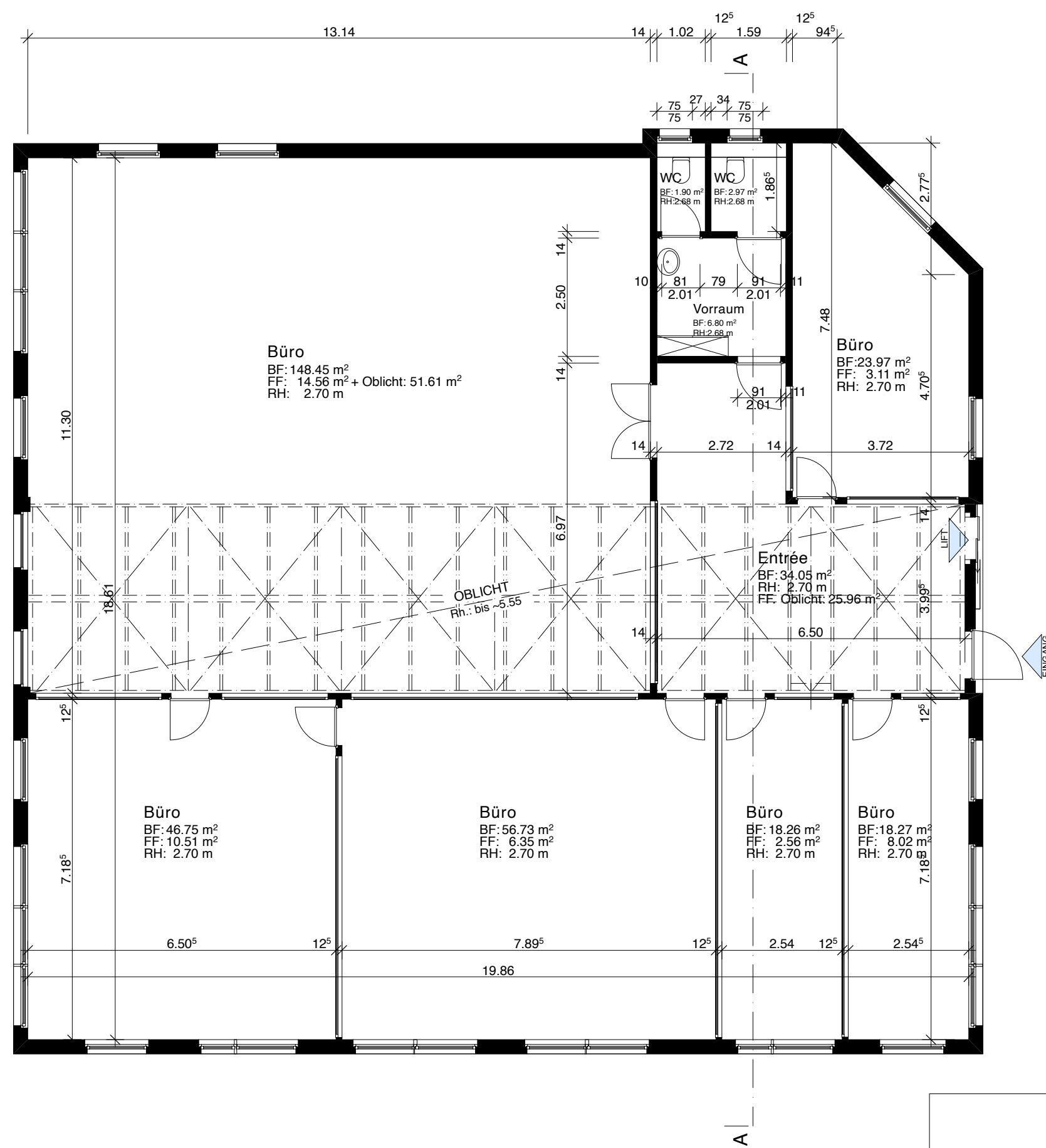
OK. FB. UNTERGESCHOSS  
-2.75±547.25 müM



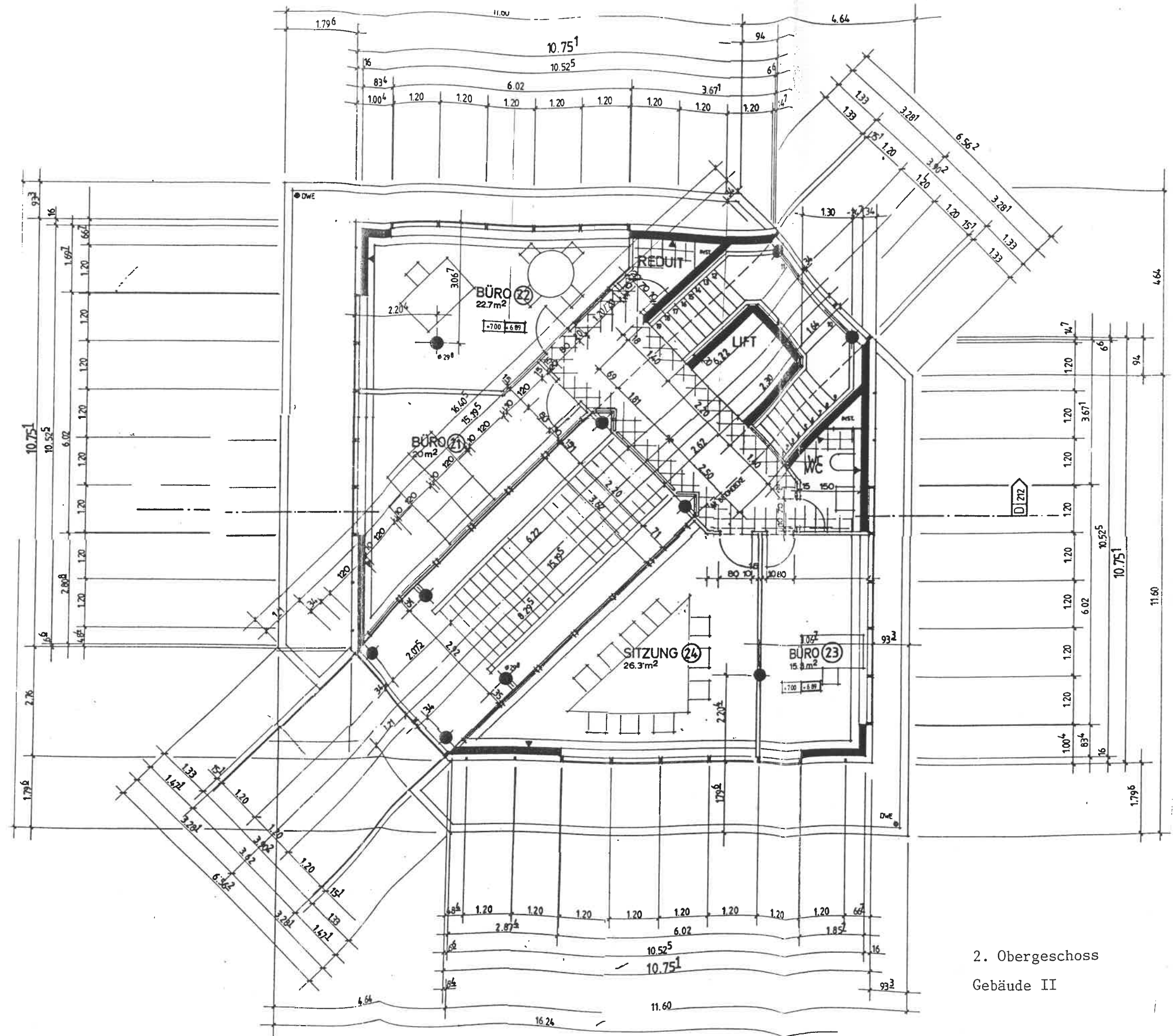
Erdgeschoss  
Gebäude II



1. Obergeschoss  
Gebäude II



|                                                                                                  |                          |            |                   |
|--------------------------------------------------------------------------------------------------|--------------------------|------------|-------------------|
| <b>Unimond GmbH</b>                                                                              | PROJEKT:                 |            | PROJEKT NR.:      |
|                                                                                                  | Rubigen _ MFH            |            | M-54              |
|                                                                                                  | Grundriss_Oberhalb Lager |            | 1:100             |
|                                                                                                  | Obergeschoss             |            | PLANGRÖSSE:<br>A3 |
|                                                                                                  | GEZ.:                    | DATUM:     |                   |
| DIGICASA AG, Bernstrasse 1, 3066 Stettlen<br>Tel.: 00 41 79 709 93 72<br>Email: info@digicasa.ch | JB                       | 01.11.2018 |                   |



2. Obergeschoss  
Gebäude II