



Commercial space 79 m²

Attractive commercial space with multiple potential uses and magnificent lake vistas

6405 Immensee SZ

Property

Commercial space
Building: P96 West

Address

Primelweg 5, 6405 Immensee SZ

Plot

37/1000 in GS 96

Co-ownership unit

GS S12141
Parking space no. 19: 3/94 in GS S12133
Parking space no. 20: 3/94 in GS S12133

Year of construction

2017

Room height

2.28–2.83 m

Office space

79 m²

Ancillary spaces

Cellar 6 m²

Parking spaces

2 underground parking spaces no. 19 + 20
with e-charging station and tire box
1 external parking space

Heating

District heat/
Underfloor heating

Specials

- TOP lake views
- Modern, bright room concept
- Side entrance with keyless access system
- Shower possibility
- Public transport in short walking distance (bus stop 100 m, train station 281 m)
- MINERGIE® standard

Availability

By arrangement

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Commercial space purchase price

incl. 2 underground parking spaces
+ 1 external parking space

CHF 620,000

SITUATION

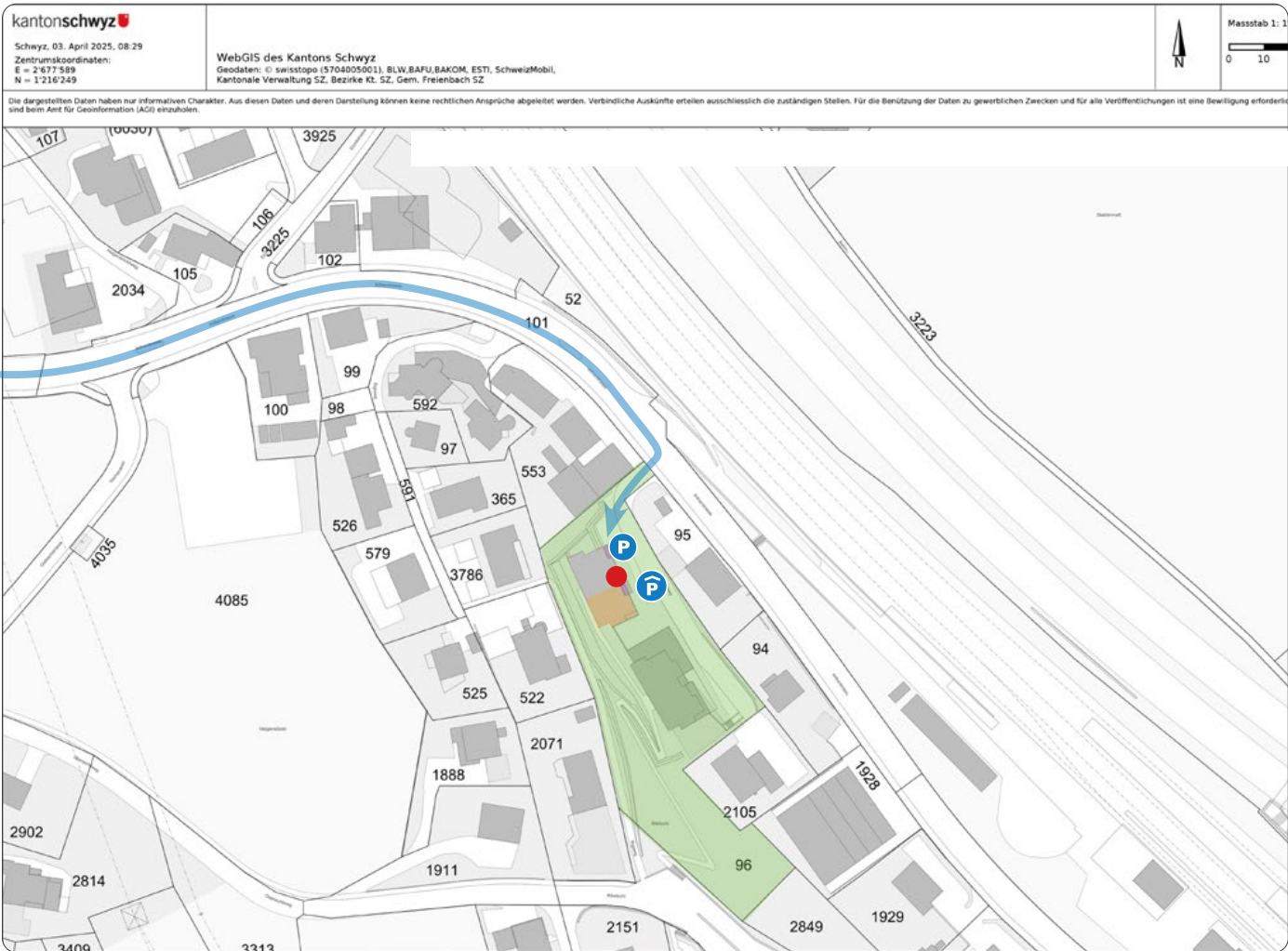
Primelweg 5
6405 Immensee SZ



Municipal administration of Küssnacht | www.kuessnacht.ch

- Bus**
100 m to the «Immensee, Bahnhof» bus stop
- SBB**
281 m to the Immensee train station
- Motorway**
5 minutes to the motorway slip road A4 Küssnacht
- Dining/Restaurants**
178 m to «Restaurant Eichli»
200 m to «Café Bijou»
700 m to «Pizzeria Schwert»
- Shops**
714 m to Volg in the village centre

CADASTRAL MAP



- Plot
- Commercial premises
- Visitor parking spaces **P**
- Underground garage entrance **P**
- Entrance

Parking
Visitor parking spaces at Primelweg.





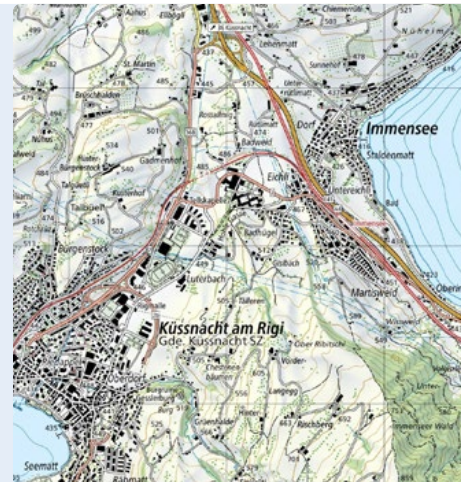
IMMENSEE SZ

Population: 3105 (31 Dec. 2024)
Altitude 416 m. a. s. l.
Situating: Idyllically on Lake Zug
Municipality: Küssnacht SZ



Transport/Traffic

- Immensee train station (Gotthard train, connections to Lucerne)
- Cross-cantonal bus lines (Immensee–Rotkreuz–Brunnen)
- Good connections thanks to access roads



Economy/Location

- Large supply of a highly qualified workforce
- Low tax rate for companies and private individuals
- Ideal location with fast connections to Zurich, Lucerne and Zug



Innovative companies

- High-performance companies in the commercial, business, industry, hospitality and service sectors provide top quality and reliable services
- The region is well connected as a centre for nationwide and international companies



WHAT MAKES THIS COMMERCIAL SPACE SPECIAL

Commercial space

- Large office space with many potential uses and views of Lake Zug
- Private entrance for extra comfort and discretion
- Side entrance with a keyless access system
- Two bathrooms with showers for a maximum of flexibility
- Attractive parking offer with 2 underground parking spaces and 1 external parking space

Surroundings

- Very well connected in terms of transport (motorway slip road only 5 minutes away)
- Immensee bus stop and train station in walking distance (approx. 4 min. by foot)
- Perfect balance between country idyll and urban accessibility
- Business and networking offers in the vicinity for sustainable growth
- Nature is directly on your doorstep: perfect for relaxation and outdoor activities after a productive work day



Access road via Artherstrasse



Building P96 West with the office on the ground floor



Driveway



Entrance area



Entry



Reception with lake views



Working area 1



With large built-in cupboards



Spacious working area 2



Multifaceted possibilities for use







Bathroom 1



Bathroom 2



Side entrance with a keyless access system



1 external parking space



Splendid lake vistas and an optimal infrastructure



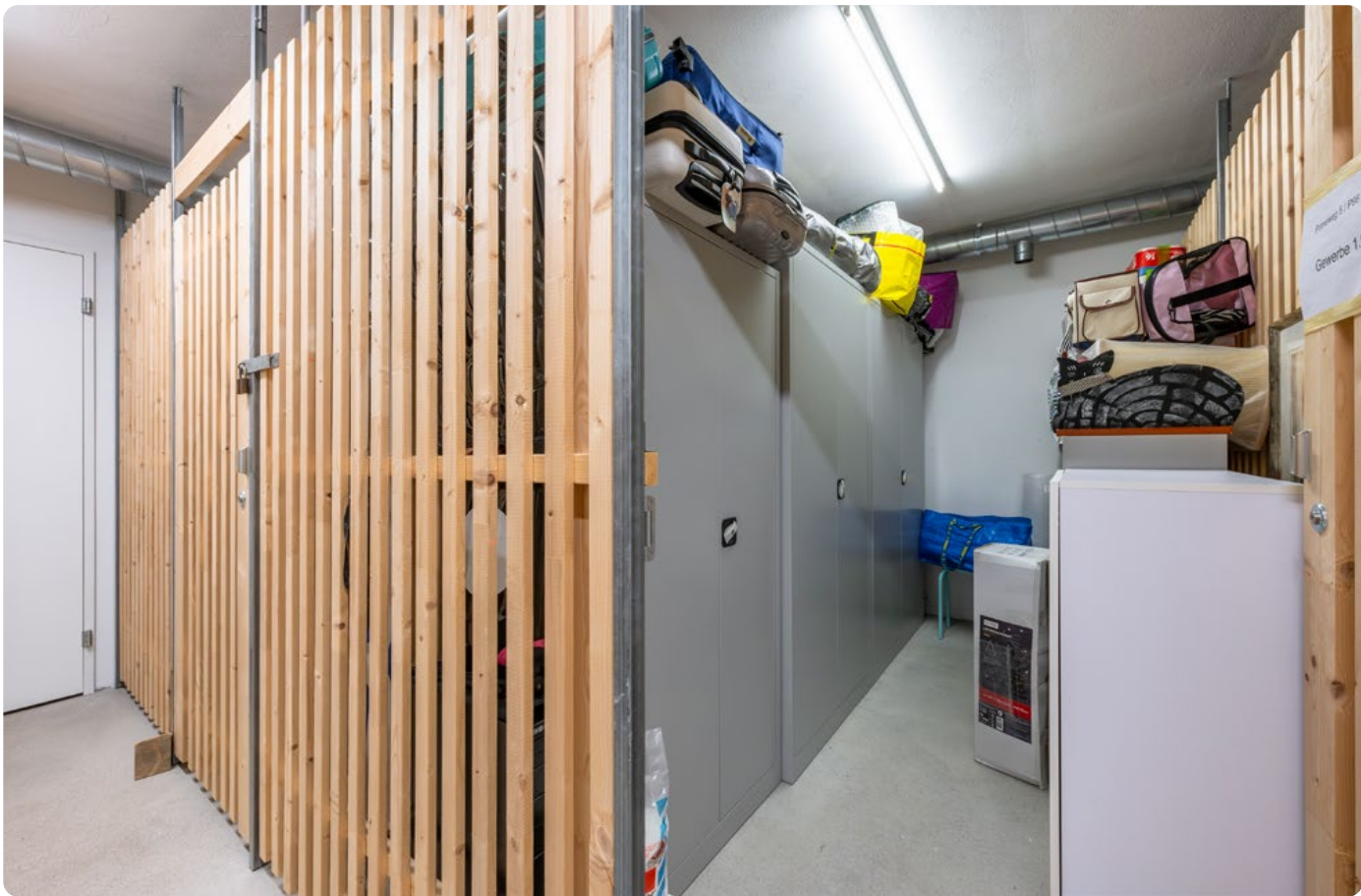
Underground garage entrance right next to the building



Underground parking space no. 19+20 with e-charging station and tire box



Cellar on the basement level



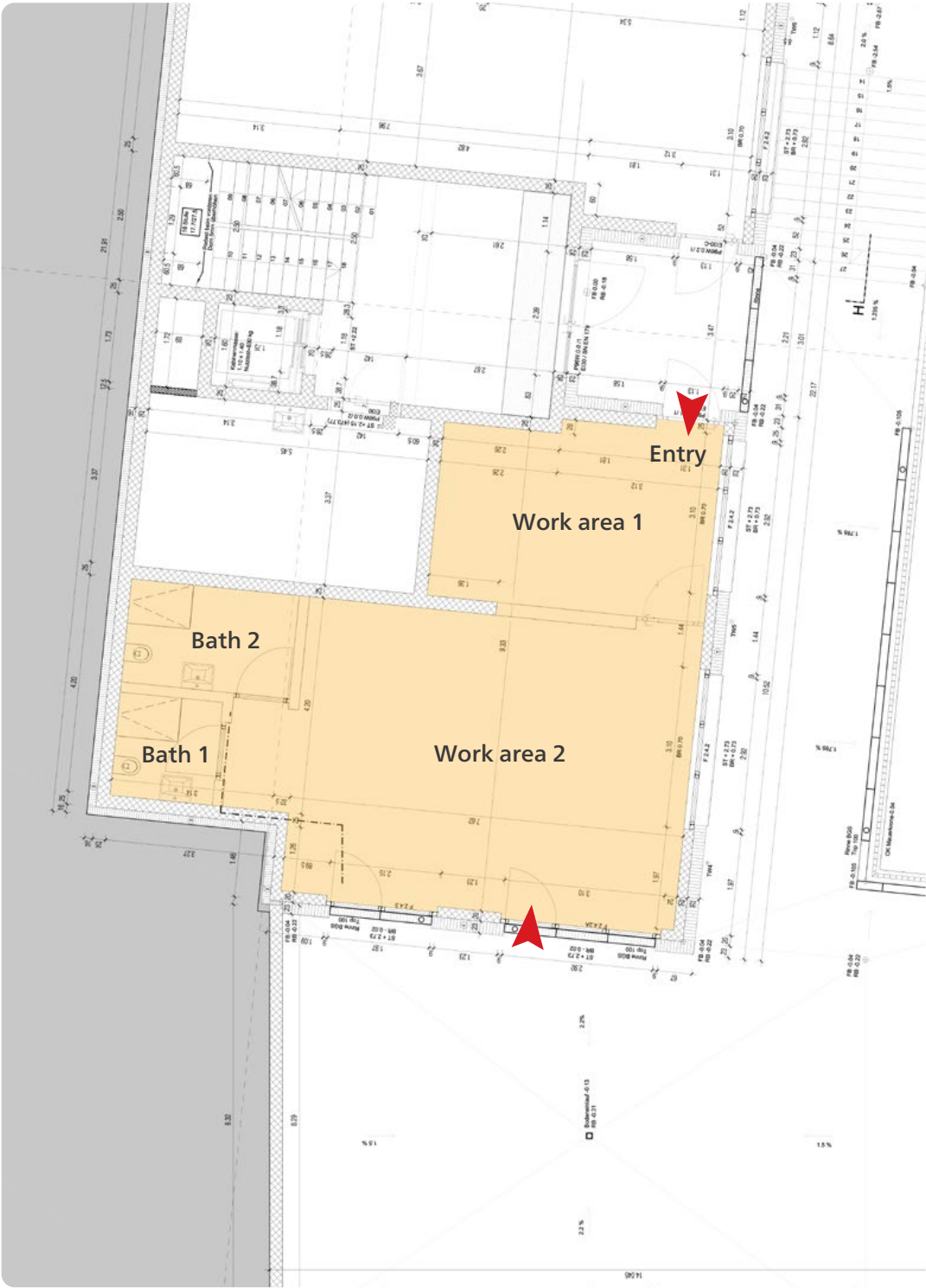
Train station Immensee



Motorway slip road Küssnacht A4



LAYOUT
Ground floor



Office space

LAYOUT
Basement level



Ancillary spaces
Joint use of the visitor parking spaces



RESIDENCE IMMOBILIEN

Outperform. With passion.