



Commercial space 86 m²

Attractive, spacious business space with outdoor area and lake views included

6405 Immensee SZ

RESIDENCE IMMOBILIEN

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DATA SHEET

Property

Commercial space with outdoor area
Building: P96 West

Address

Primelweg 5, 6405 Immensee SZ

Plot

GS 96, 3864 m²

Co-ownership unit

40/1000 in GS 96
Parking space no. 11: 3/94 in GS S12133

Year of construction

2017

Room height

2.81 m

Office space

85.95 m²

External space

41.47 m²

Ancillary spaces

6 m² (cellar)

Parking spaces

1 underground parking space no. 11
1 external parking space

Optional:

Additional underground parking space
for CHF 40,000.–

Heating

District heat /
Underfloor heating

Specials

- Splendid lake vistas
- Modern, bright room concept
- Top quality parquet flooring
- Washing machine / tumble dryer in the office
- Shower
- Cosy outdoor area with views into the distance
- Public transport in short walking distance (bus stop 100 m, train station 281 m)

Availability

By arrangement

Optional: 2nd underground parking space
CHF 40,000.–

1 outdoor parking space
CHF 15,000.–

Purchase commercial space
CHF 645,000.–

1 underground parking space
CHF 40,000.–

SITUATION






Primelweg 5
6405 Immensee SZ



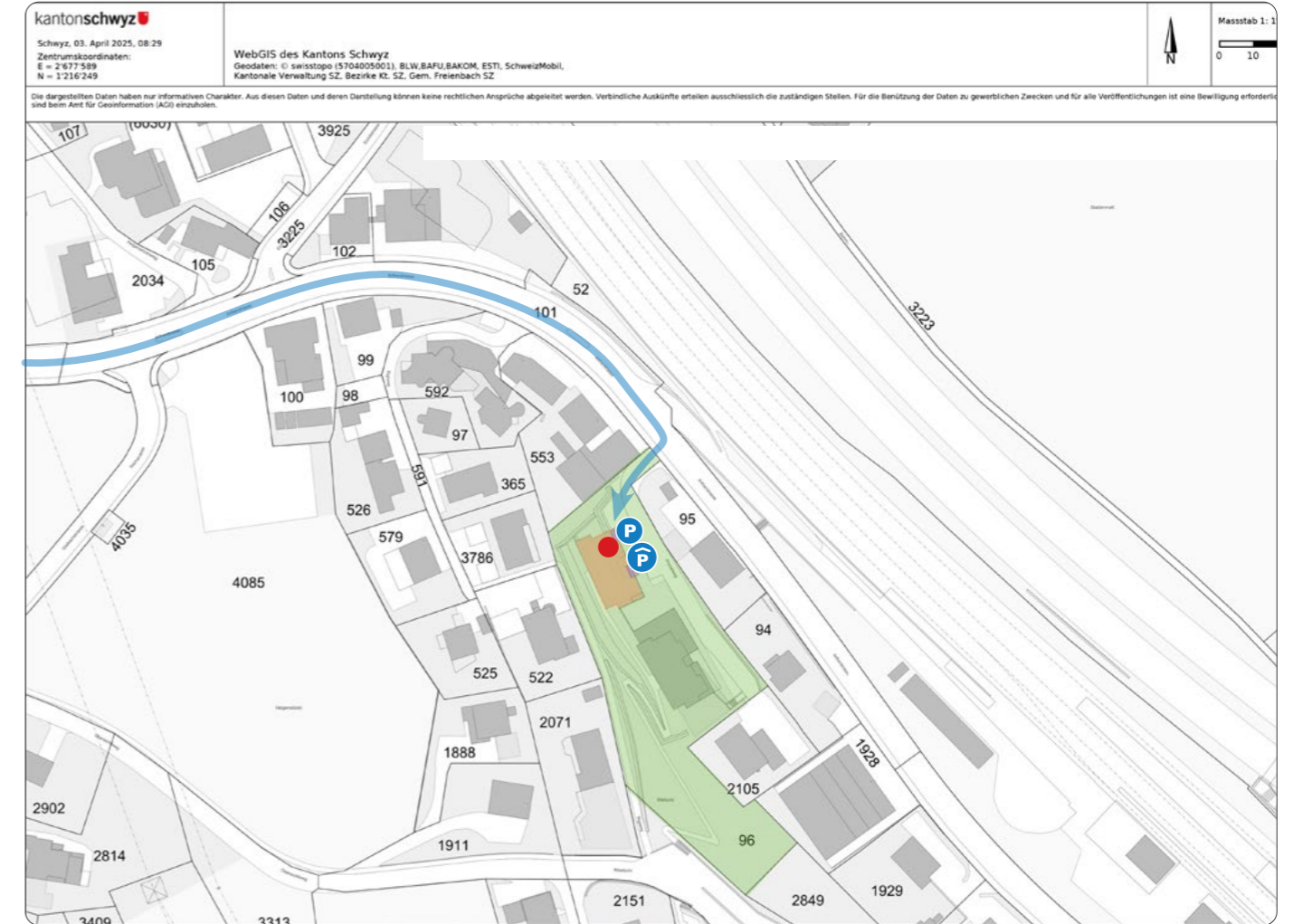
Schweizerische Eidgenossenschaft
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in collaboration with the cantons








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Municipal administration of Küsnacht | www.kuessnacht.ch

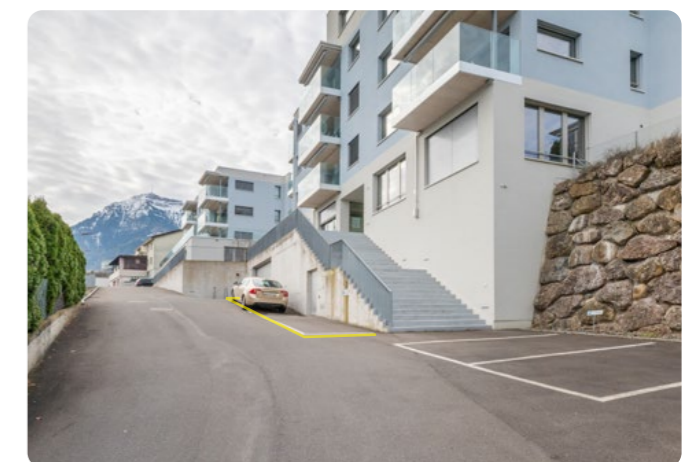
-  **Bus**
100 m to the «Immensee, Bahnhof» bus stop
-  **SBB**
281 m to the Immensee train station
-  **Motorway**
5 minutes to the motorway slip road A4 Küsnacht
-  **Dining/Restaurants**
178 m to the «Restaurant Eichli»
200 m to the «Café Bijou»
700 m to the «Pizzeria Schwert»
-  **Shops**
714 m to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

CADASTRAL MAP



-  Plot
-  Commercial space
-  Visitor parking space 
-  Underground garage entrance 
-  Entrance

Parking
Visitor parking spaces at Primelweg.





IMMENSEE SZ

Population: 3105 (31 Dec. 2024)
Elevation: 416 a.s.l.
Situation: idyllically located on Lake Zug
Municipality: Küssnacht SZ



Transport

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



Economy/Location

- Large offer of highly qualified manpower
- Low tax rate for companies and private individuals
- Ideal location with quick connections to Zurich, Lucerne and Zug



Innovative industry

- Efficient enterprises in trade, commerce, industry, catering and services offer high quality and reliable service
- The region is a well connected centre for national and international companies



WHAT MAKES THIS COMMERCIAL SPACE SPECIAL

Commercial space

- Spacious office with an optimal layout for a maximum of flexibility, private entrance
- Open-plan and bright: kitchen, lounge area, two bathrooms and a shower
- Own washing machine / tumble dryer in the commercial space
- Cosy outdoor area with splendid vistas onto Lake Zug
- Stable, quick internet connection for a maximum of productivity

Surroundings

- Excellent transport connections (motorway sliproad approx. 5 minutes)
- 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 options in the surroundings for sustainable growth
- Nature directly on your doorstep: perfect for relaxation and outdoor activities following a productive workday



Access via Artherstrasse



Road leading to the parking spaces



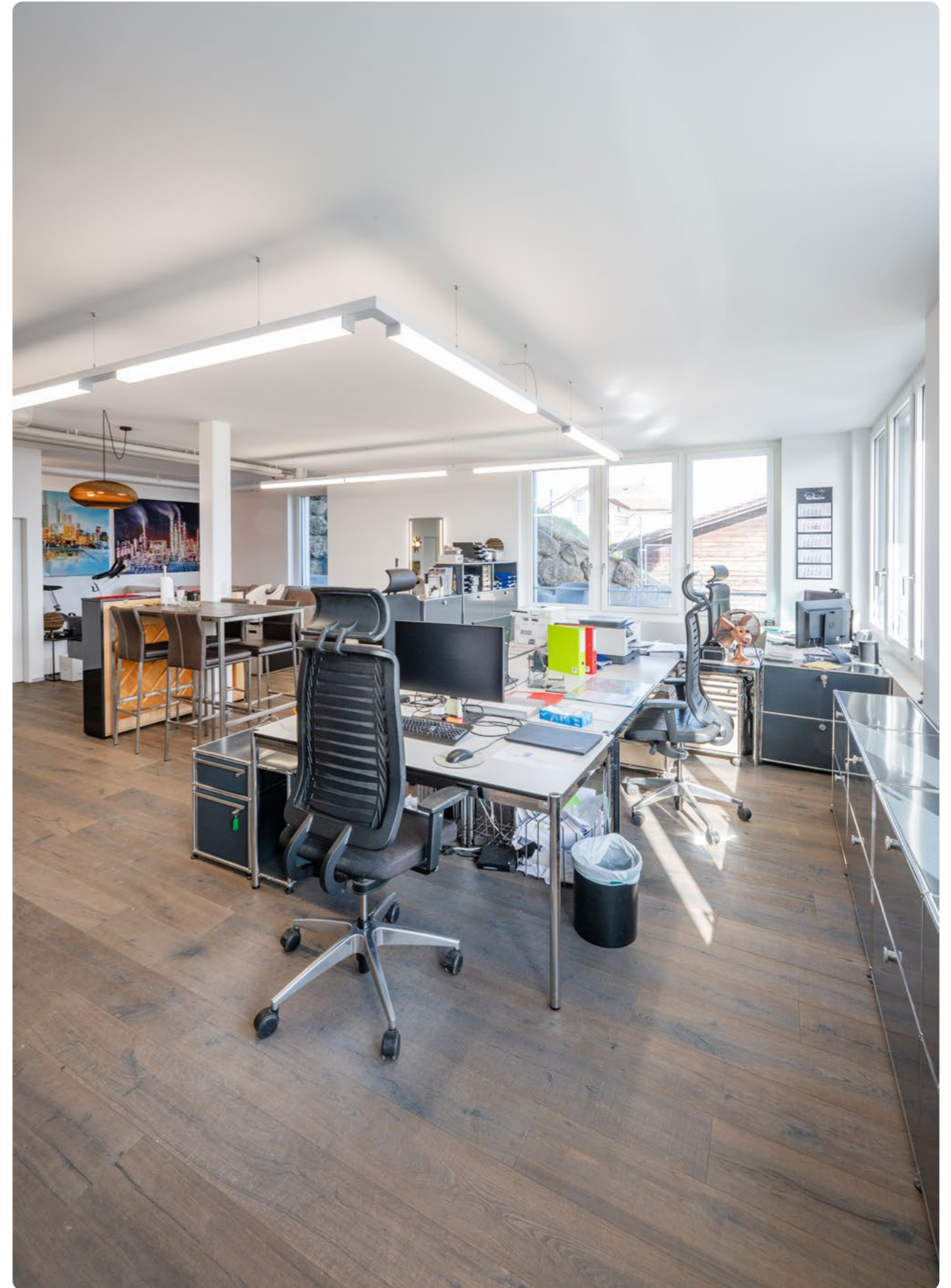
Building P96 West with the office on the ground floor



Access to the stairs with views of the lake



Open-plan and spacious working area



Entry on the ground floor







Attractive workspace



Top quality kitchen with every comfort



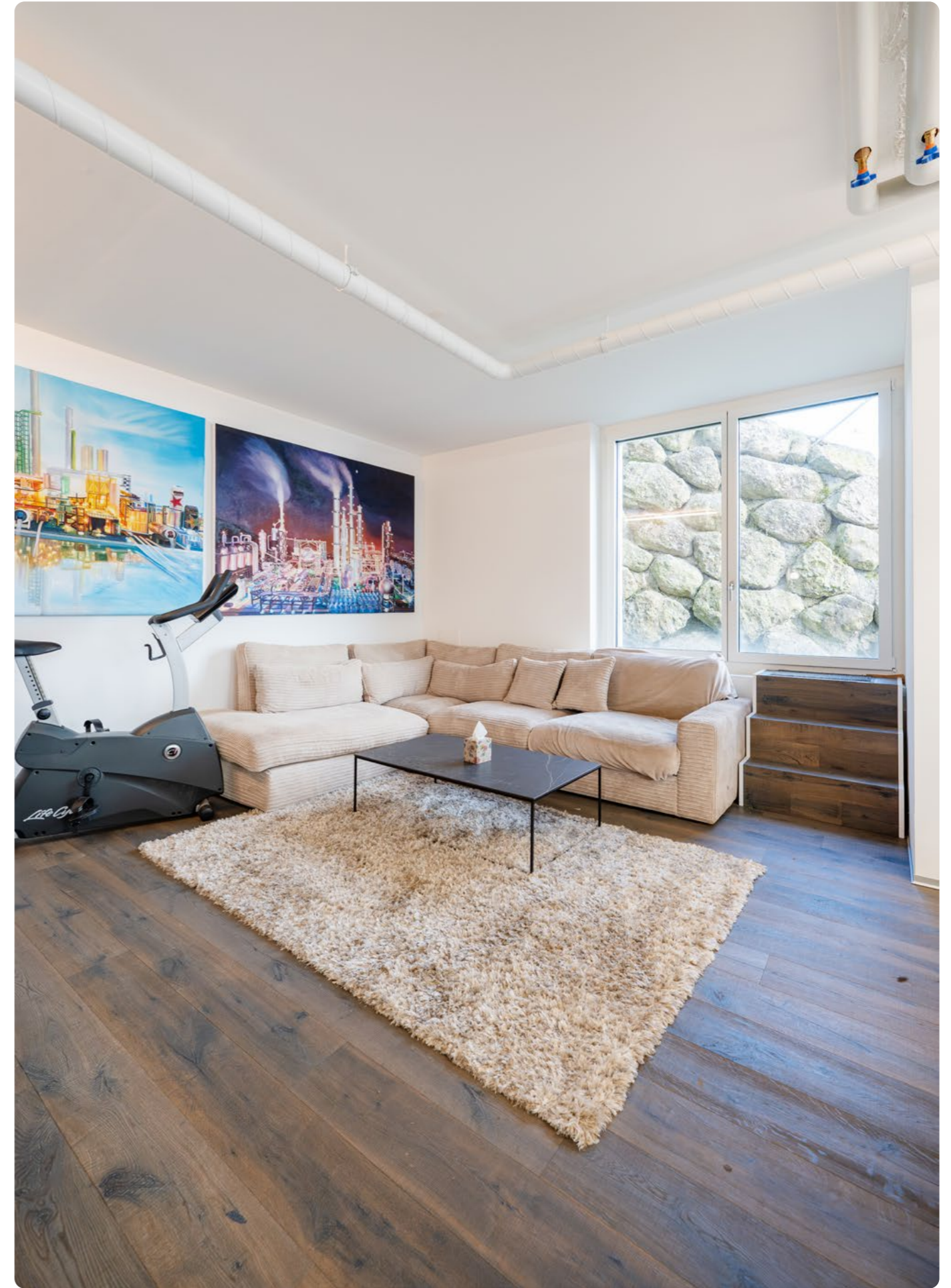
Creative space for individual design options



Lounge area for personal exchange



Office couch for short time-outs and relaxation



Outdoor area with magnificent views onto Lake Zug



Bathroom 1 with a private shower



Bathroom 2 with washing machine / tumble dryer





Exclusive commercial space in a prime location



With breathtaking lake views and an optimal infrastructure



Entrance to the underground garage right next to the building



Underground parking space no. 11



Immensee train station



External parking space

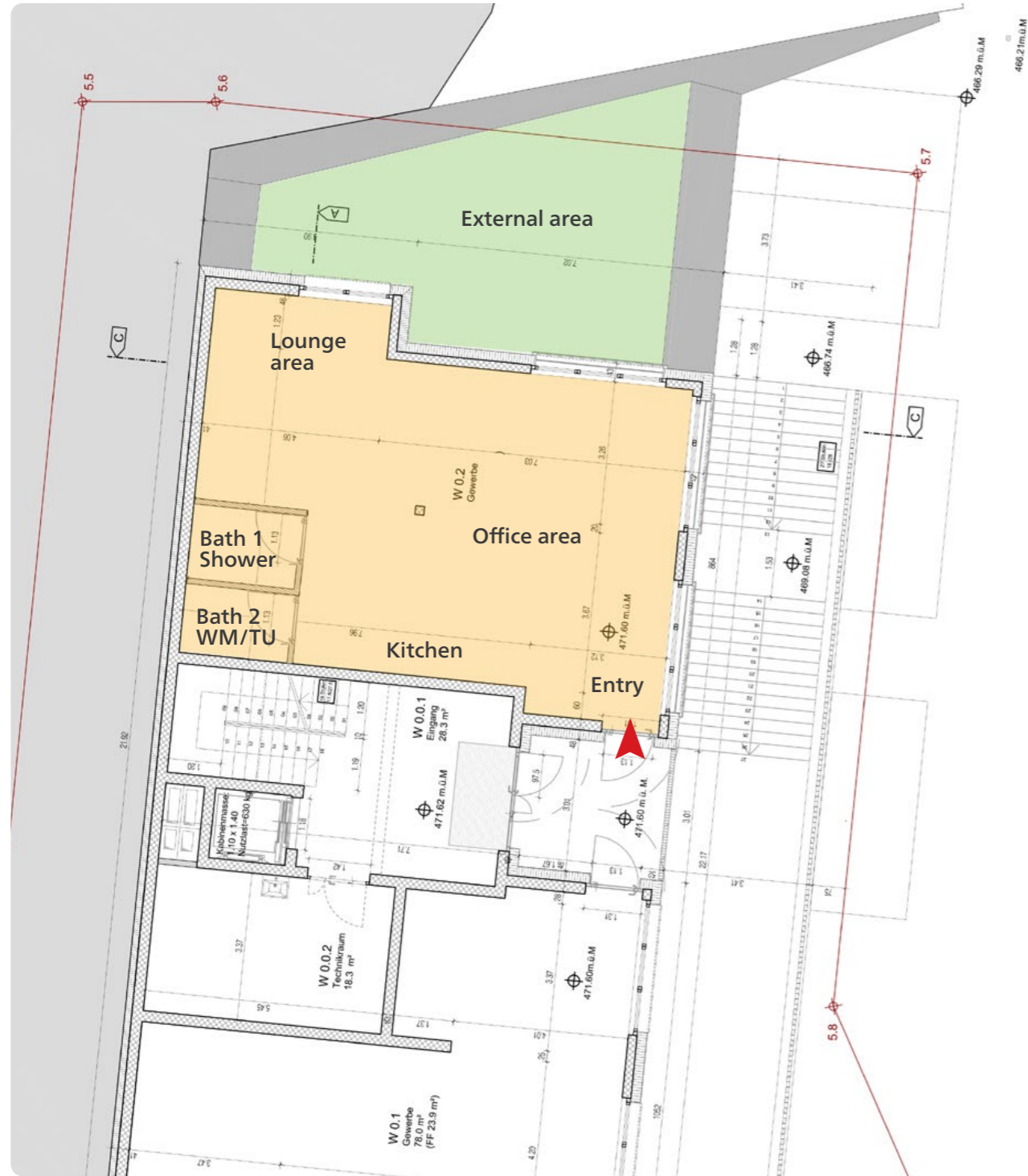


Motorway slip road Küssnacht A4



LAYOUT

Ground floor



- Office area
- External spaces

LAYOUT

Basement level



- Ancillary spaces
- Joint use visitor parking spaces



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Outperform. With passion.