REAL ESTATE AV-2026-004 CONFIDENTIAL

Commercial Site, Lake Zurich Region

Off-market opportunity · Lake Zurich region, Canton of Zurich

A commercial site of approx. 10,000 sqm with two buildings in the Lake Zurich region, Canton of Zurich. One building is almost fully let and generates current rental income; the second building is vacant and available for refurbishment or redevelopment. The municipality is planning a rezoning of the site to a residential zone, which would allow the development of residential units in one of Switzerland's most stable property markets.

INVESTMENT HIGHLIGHTS

- Asking price CHF 52,500,000 with an assumable mortgage of CHF 40,000,000.
- Current rental income: building 1 almost fully let.
- Building 2 vacant, available for refurbishment or redevelopment.
- Municipality planning a rezoning of the site to a residential zone.
- Development of residential units possible under the future zoning.
- Lake Zurich region, among the most value-stable property markets in Switzerland.

FINANCIAL KEY DATA

Asset Type	Commercial site, two buildings
Region	Lake Zurich region, Canton of Zurich
Asking Price	CHF 52,500,000
Financing	Mortgage of CHF 40,000,000, assumable
Site Area	approx. 10,000 sqm
Buildings	2
Occupancy	Building 1 almost fully let; building 2 vacant
Rental Income	Current, on request
Current Use	Commercial
Planned Zoning	Residential zone, municipal rezoning in planning

TENANTS & LEASES

Building 1 is almost fully let and generates current rental income from day one; details of the tenants and leases are available on request. Building 2 is vacant, which leaves the owner free to refurbish, convert or redevelop it without restrictions from existing leases.

MARKET & OUTLOOK

The site is located in the Lake Zurich region with very good infrastructure and proximity to the city of Zurich, in a property market with a long record of stable values and strong demand for housing. The responsible municipality is planning a rezoning of the site from commercial to residential use. If the rezoning is approved, the site can be developed with residential units, which is the principal driver of value in this opportunity.

The exact location is disclosed at the express request of the seller only upon execution of a non-disclosure agreement. Detailed documentation is available to qualified parties on the same basis.

CONTACT

Adivera Ventures c/o Adivera AG. Enquiries via adivera.ventures. There is no application. A conversation begins with an introduction.

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