TIGESTIM
COMMERCIAL REAL ESTATE

**Riazzino Polipark**
Via Stradonino 1, 6595 Riazzino

# Retail unit of 105 m² on the ground floor

## The space

Bar or restaurant on the Polipark piazza: 105 m² inside on the ground floor, delivered as a shell ready for fit-out, with a glazed facade and 4.90 m internal height. Handover expected March 2027.

## In detail

Inside on the ground floor, on the piazza: 105 m². Roof terrace: 105 m². Outdoor areas on the piazza: 73 m² and 27 m². Storeroom in the basement: 30 m². Staff toilets and changing rooms in the basement: 18 m². Lift and toilets also in the basement.

## The building

The Polipark mixed-use centre, next to Riazzino railway station, Locarno cantonal airport and the Ascona–Bellinzona cycle path. 20 minutes from the Dirinella border crossing and from the A2 at Bellinzona Sud. Newly built retail units and offices, with a large car park. Heating and cooling with heat pump, ventilation, lift and goods lift, large car park.

## The area

Riazzino sits between Locarno and Bellinzona, in the Magadino plain: the Polipark centre is behind the SBB railway station, next to Locarno cantonal airport and the Ascona–Bellinzona cycle path, reachable by public and private transport, with a large car park.

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|---|---|
| Property | Retail unit |
| Floor | Ground floor |
| Block | H |
| Floor area | 105 m² |
| Building | Riazzino Polipark |
| Address | Via Stradonino 1, 6595 Riazzino |
| Rent | On request |

## To arrange a viewing

Call us or write to us naming space 104 in Riazzino Polipark: we arrange an appointment on the days and at the times that suit you. The space can be adapted to the tenant's needs, with our design team and our in-house maintenance team.

+41 91 604 64 10 · info@tigestim.com