



COMMERCIAL

Real Estate
Business Brokerage

EXCLUSIVELY LISTED FOR SALE



Beautiful Investment Property

1673 Main Street

Waitsfield, Vermont

Sale/lease back of 2 commercial condominiums including 10,688+/- sf office & retail space and 4,800+/- sf warehouse. Investment and/or owner occupied opportunity in a true pristine Vermont setting!

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Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to sell.

Executive Summary:

North Branch Condominiums were constructed approximately 30+ years ago along highly traveled Route 100 in the Mad River Valley of Waitsfield, Vermont. The small well planned development consists of just 4 commercial units, of which the subject owner controls over 86% (subject units 2&3). Best known as the headquarters for well known Small Dog Electronics (Vermont's Apple specialist), the opportunity exists for a sale and lease back of the company's office/retail/warehouse components while also providing additional space for lease or owner occupancy.

Property Description:

Located in a beautiful rural setting, overlooking the Green Mountains and the Mad River, Unit 2 consists of approximately 10,688+/- sf of finished office space in two stories and Unit 3 consists of approximately 4,800+/- sf of warehouse space which also includes a 1,200 sf mezzanine. The office space provides for wonderful character with cathedral ceilings, tremendous natural light, exposed structural wooden beams, skylights, restrooms, and kitchenettes. The attached retail showroom has its own entrance and consumes about 1,600 sf. The warehouse features a wonderful covered walkway from the office space and provides for easy shipping, storage, and organization of inventory. There are three at grade overhead doors accessing the building, which also contains a mezzanine, kitchen/break area, mechanical room, and restroom.

The condominium property includes 11.03+/- acres of common land including 9.0+/- acres limited common area for the subject properties. The property is serviced by a private well, on-site septic and Green Mountain Power. Road frontage includes 475.44+/- feet along the easterly side of Route 100 (Main Street).

Neighborhood:

The property is situated approximately 3 miles north of Waitsfield village. Its proximity to Sugarbush Resort and Mad River Glen ski areas is an obvious attraction and brings significant business to the area on a year-round basis. Less than 1/2 mile from the property is the Mad River Park, a light industrial/commercial park that is home to Agri-Mark's headquarters.



Salient Property Information

Unit 2:

- 10,688+/- sf
- Poured concrete slab, wood frame construction
- Metal roof, 4 years old
- Fixed casement double hung window units
- Heating via forced hot air oil fired boiler (5 years old)
- Air conditioning, central air via exterior compressors
- 400 amp 3 phase electrical service with additional solar panel power (returned to the grid)
- Finishes vary including carpeting, vinyl floor coverings, dry-wall, limited wood paneled walls, & drywall/suspended tile/block tile ceilings.

Unit 3:

- 4,800+/- sf gross floor area
- Storage mezzanine of 1,200+/- sf; 800+/- sf finished area
- Poured concrete slab, metal frame construction
- Metal roof
- Slider windows; 1-16' overhead door, 2-14' overhead doors
- Heating via oil fired hot water and suspended oil fired hot air
- Connected to Unit 2 by way of an elevated covered wooden walkway
- Space includes kitchen & restroom, and utility room

Collective Property Taxes:

- \$15,140 based on collective assessment of \$907,700



Comments:

The property is located in the Agricultural/Residential zoning district of the Town of Waitsfield. While the existing use is neither a permitted nor conditional use, per the municipal zoning administrator, the property has been approved as a non-conforming use. The most recent commercial appraisal indicated a value of \$1,030,000.

This is a well maintained, fun & creative property in the heart of the Mad River Valley. With a strong anchor tenant already in place, the property has the flexibility to support a variety of additional commercial applications available for an owner occupant or an additional tenant. The property is listed exclusively for sale with V/T Commercial at **\$950,000**.

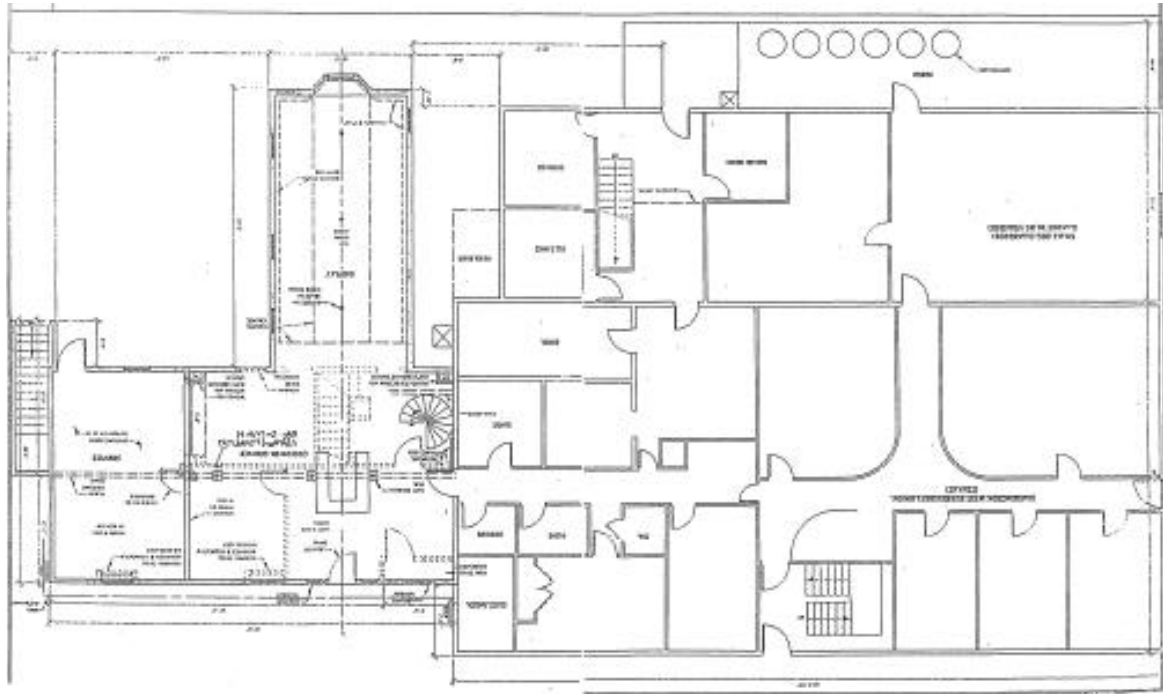
To arrange for a comprehensive property tour, please contact Tony Blake, 802.864.2000 ext. 13, tony.blake@vtcommercial.com

Disclaimer:

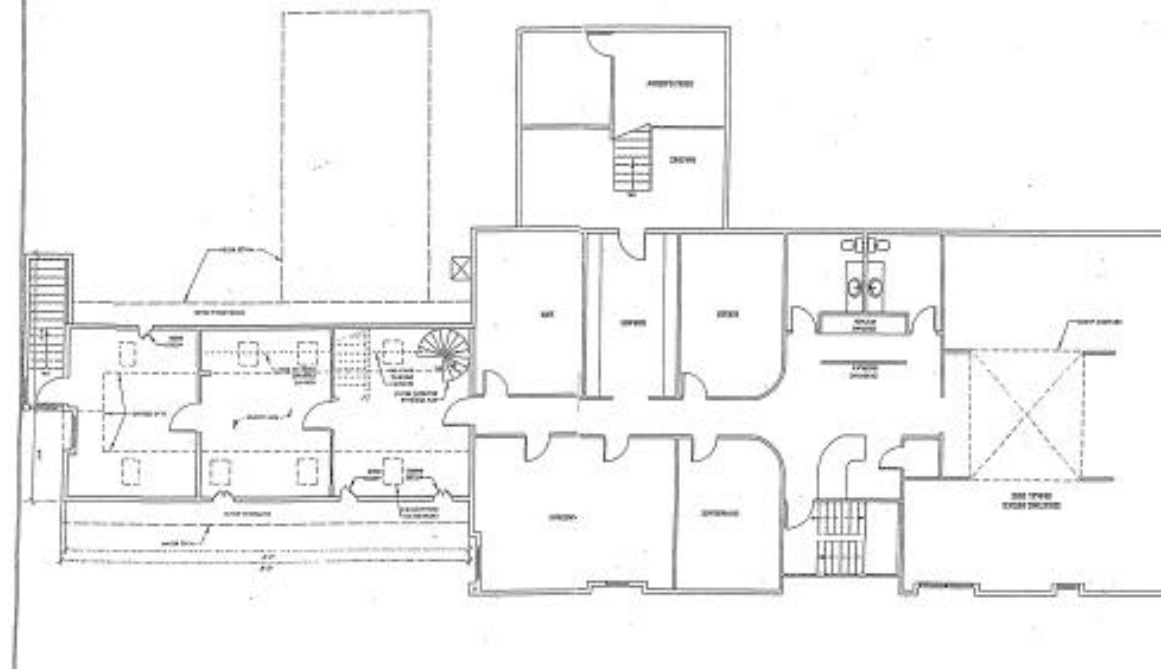
This offer to sell is subject to errors and omissions and change without notice. The acceptance of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All buyers are encouraged to seek professional advice and perform their own due diligence.



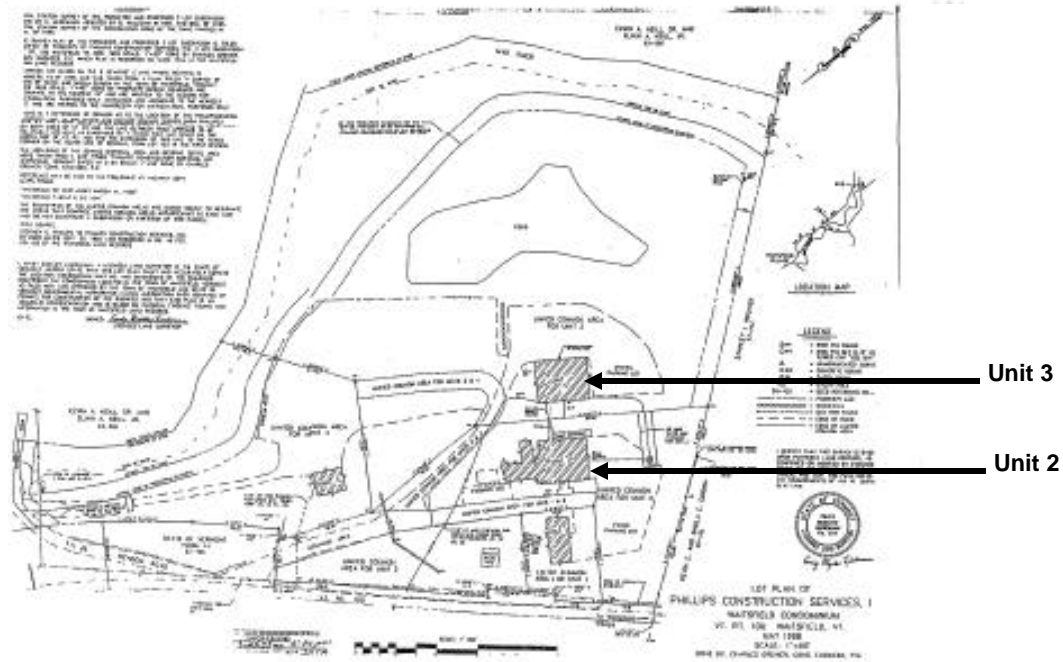
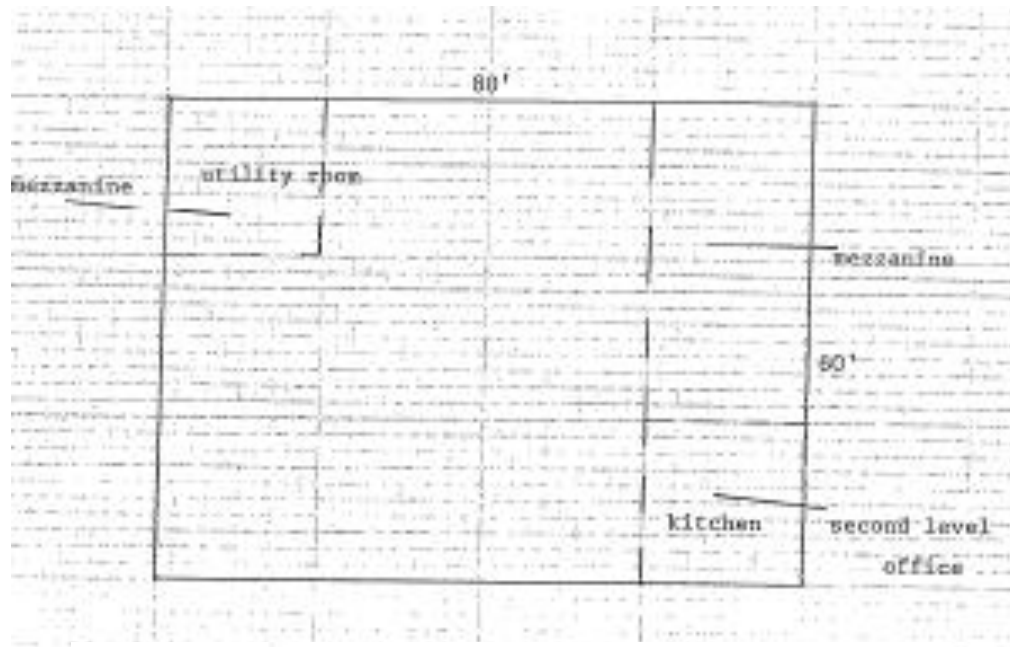
First Floor Plan

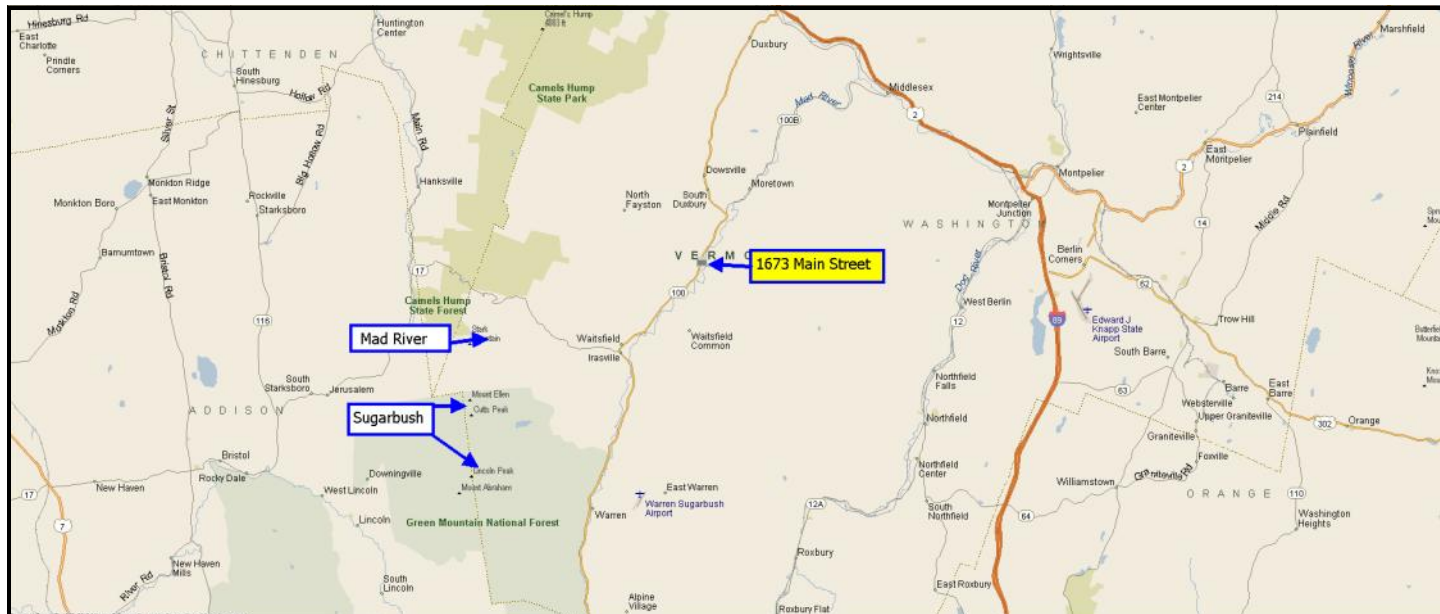
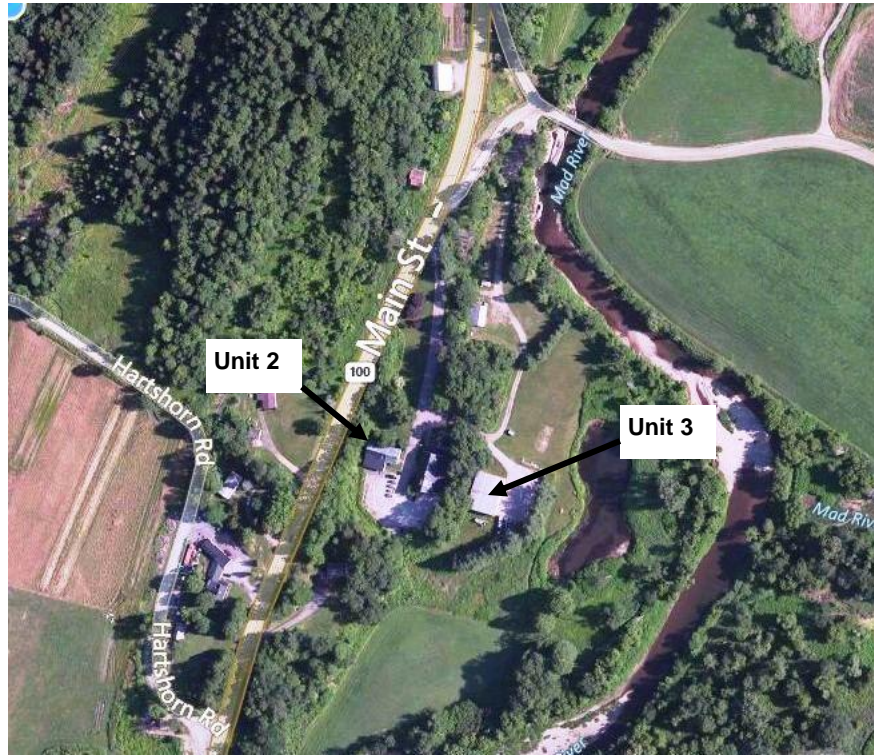


Second Floor Plan



Warehouse







**VERMONT REQUIRED
CONSUMER INFORMATION DISCLOSURE**
(This is Not a Contract)



**The Consumer's choices in Buying and Selling
Real Estate in the State of Vermont**

Vermont law allows for different types of brokerage services to be provided to Buyers and Sellers by REALTORS®. You have the right to decide whether you want to be represented in a real estate transaction as a Client of a REALTOR® or to be an unrepresented Customer.

**Right Now
You Are A
Customer**

Vermont law requires all Real Estate Brokerage Firms and their agents meet certain basic standards when dealing with a Buyer or Seller. All REALTORS®

you deal with must observe the following practices whether you are a Client or a Customer of the REALTOR®:

- ▶ To disclose all material facts pertaining to the property that are known by the REALTOR®;
- ▶ To treat both the Buyer and Seller fairly and not knowingly distribute inaccurate information about the property;
- ▶ To account for all money and property received from or on behalf of the Buyer or Seller; and
- ▶ To comply with state and federal laws related to Real Estate Brokerage activity.

A Real Estate Firm may not act as an agent for both a Seller Client and Buyer Client in the same transaction, except as a limited agent with the informed, written consent of all parties. An unrepresented Buyer may, however, deal with the Real Estate Firm representing the Seller as a Customer or obtain his/her own representation.

If the Real Estate Firm is representing the Seller, a Buyer Customer should not offer or disclose information that he/she would not want conveyed to the Seller. If the Real Estate Firm is representing the Buyer, the Seller Customer should not offer or disclose information that he/she would not want conveyed to the Buyer.

**Remember -
Unless you enter into a written agreement
for agency representation, you are a
CUSTOMER—not a CLIENT.**

**You May
Become
A Client**

If you want a REALTOR® to represent you, you will need to enter into a written Listing Agreement as a Seller or a written Buyer Representation Agreement as a Buyer. Once you sign an agreement, you become a Client, not a Customer. As a Client, the Real Estate Firm will provide you with the following services in addition to the basic obligations previously listed:

- ▶ To perform the terms of a written Listing Agreement or Buyer Representation Agreement with reasonable skill and care;
- ▶ To promote your best interests:
 - For **Seller** Clients this means the Real Estate Firm will put the Seller's interests first and negotiate for the best price and terms for the Seller.
 - For **Buyer** Clients this means the Real Estate Firm will put the Buyer's interests first and negotiate for the best price and terms for the Buyer.
- ▶ To maintain the confidentiality of client information, including bargaining information.

There is no requirement that you must be represented by a REALTOR® in the sale or purchase of property.

This is Not a Contract

Consumer Disclosure must occur prior to a REALTOR® listing a property, showing a property, or entering into a buyer representation agreement.

I/We confirm receipt of a copy of this disclosure as required by the Vermont Real Estate Commission and understand the options available to me/us as a Consumer:

Signature _____	Date _____
Print Name _____	
Signature _____	Date _____
Print Name _____	
Address _____	
Provided by: _____	
REALTOR® _____	Date _____
Name of Real Estate Brokerage Firm _____	
Address _____	
Phone _____	