

ermont Country Store

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Vermont Country Store & Deli Includes 4 Residential Rental Units

Route 7, Ferrisburg, VT

- Long term Established and Profitable Vermont Country Store & Deli Business.
- Sales history of \$1.6 \$1.75 Million
- Lots of recent upgrades including newly renovated Deli Area and Equipment
- Includes Prime Real Estate on 4.24 acres with great visibility.
- Building improvements include a 2 story main building with a 2-bedroom apartment above. There are three (3) additional one (1)-bedroom residential rental cabins on the rear of the property.
- Priced to sell at \$550,000 plus inventory.

Call for Details!

186 College Street, Burlington, VT 05401

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www.vtcommercial.com

The information contained herein is believed accurate but is not warranted.



Confidentiality & Disclosures

With respect to the owner and the nature of the business, it is requested that all information regarding the sale of this offering be kept **strictly confidential**.

Any and all inquiries should be directed to Bill Kiendl of V/T Commercial at (802) 864-2000.

All information contained herein has been provided by representatives of the company and is believed accurate but is not warranted by V/T Commercial. All potential buyers are encouraged to seek professional advice when reviewing this material.

It is recommended that all prospective purchasers use the financial information provided as guidelines only, and that they perform their own due diligence and seek their own professional advice

This offering is subject to errors, omissions, prior sale and change, or withdrawal without notice.

Acceptance or rejection of any offer is at seller's sole discretion.

Background and General Information

Location: The business's address is 2707 US Route 7 in the Town of Ferrisburg in the County of Addison, Vermont. Route 7 is Vermont's mostly heavily traveled north/south highway. The Town of Ferrisburg is located almost mid-way between Burlington and Middlebury on the northwestern portion of the State.

History of Business: The business is know as Vermont Energy Co., and is owned by Vermont Energy Co., LLC. It was purchased in 2007 and has been under the same management since it's inception.

The business was started with a mission to create a new convenience store experience and to be a socially responsible company that divided profits amongst itself, it's employees, and to allow for contributions to non-profit organizations. The name "Vermont Energy Company" was created as a metaphor for "fuel for life." The principal owner lives out of state and a family member has run the business since it's inception.

Real Estate: The property consists of 4.24 acres of commercial land zoned "Highway Commercial." The site is improved with a 2-story building and 7 cabins in rear. The owners have put an estimated \$150,000 worth of improvements over the years including new windows, new roof and new siding.

The main building houses the business on the ground level of approximately 2,000 sf plus storage. It is currently permitted for Deli / Store with 8 seats. Owner states it is possible to increase seating capacity by exchanging septic capacity from the rental cabins. The upper level of main building has a 2-bedroom apartment. The rear of the property has 7 small cottages, of which 3 are renovated and rented as residential units

Infrastructure:

The property has 2 curb cuts, 4 gas pump stations, (pumps owned by fuel distributor) and underground 15,000-gallon fuel tank. It has 15 parking spaces for the business and additional parking for residential units in the rear. The property is serviced by municipal water. Wastewater disposal is via an on-site septic system with 1,200 gallon per day capacity.

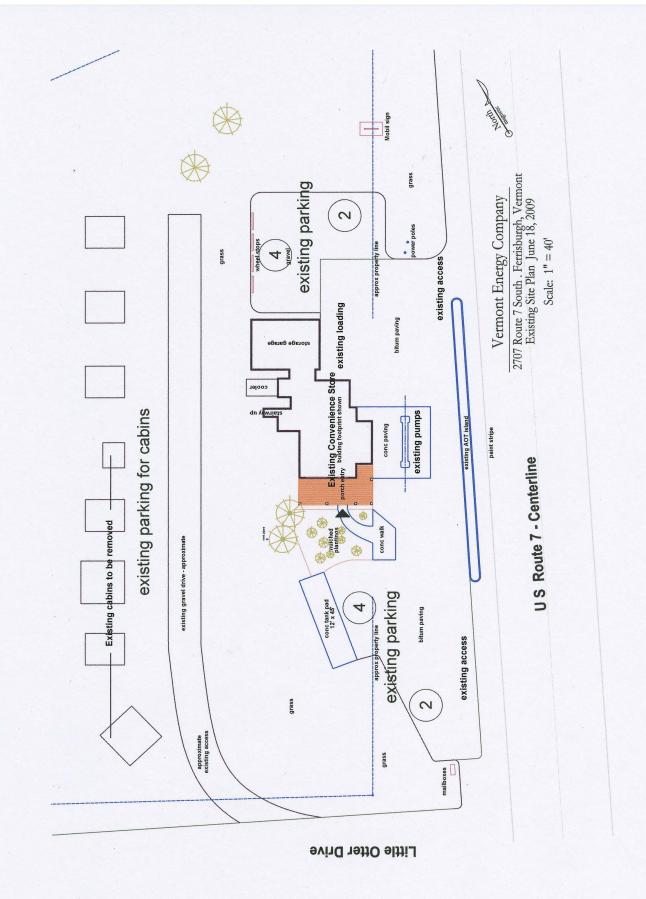
Financials: For the past 3 years the business has averaged about \$1.65 million dollars in annual gross revenues. Gasoline sales account for about \$1.1 million and in store / deli sales about \$640k. (Details upon request.)

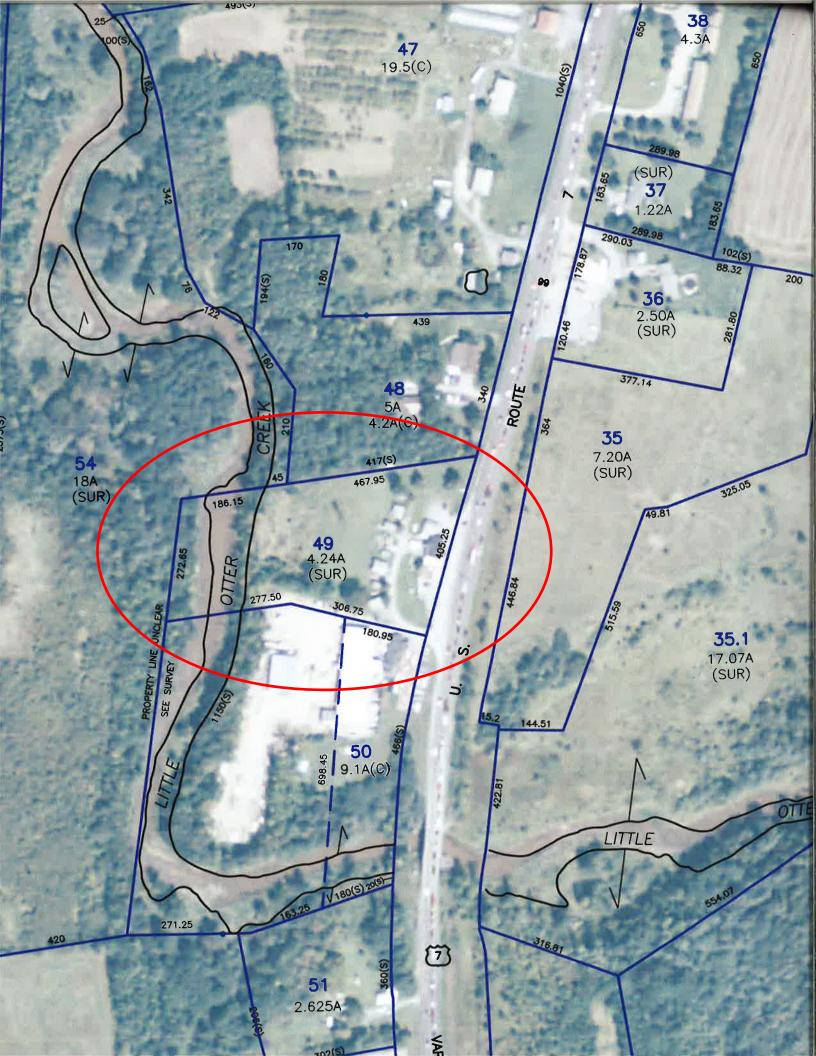
Business Assets: This is a fully equipped, turnkey operation.

The business owns all the gasoline fuel tanks and drive up island (not the gas pumps). It is <u>not subject</u> to any long-term agreements with its current fuel distributor.

The deli area was recently upgraded with over \$35k worth of improvements and equipment. There is a new hood system, 36" gas griddle, 2-basket fryer, convection oven, sandwich case, slicer, and deli case. All of the store's other equipment such as as reach-in coolers/ freezers, shelving, cabinets and furnishings for the deli and seating area, etc.

General store food, beverage inventory runs about \$30,000. (To be sold separately "at cost to owner" at time of closing.)





Vermont Energy Company Summary of Salient Facts

General Property Information

Property Type Country Store with Residential Rental Units Location: 2707 US Route 7, Ferrisburgh, Vermont

City/Town Reference: Map 23 / Block 20 / Lot 49
Owner: Vermont Energy Co., LLC

Property Rights: Fee Simple

Site Area: 4.24± acre(s) / 184,694± SF

Parcel Shape Rectangular and generally level. Bisected to west by Little Otter Creek

Rt 7 Road Frontage 405+- feet

Curb Cuts 2

Zoning: Highway Commercial (HC-2)

Municipal Services Municipal water and on-site septic system

Parking 15 for commercial and one each for residential

On Site Septic Mound system with 1,200 gallons per day capacity Permit # WW-9-0200-2 Flood Zone There is a 100-year flood zone along boundaries of Little Otter Creek

Neighboring Uses: Manufacturing, Retail, Convenience Store

Total Building Improvements: 3,439± SF plus cottages
Units 1 commercial and 4 residential

Fueling Island(s):

Dispenser(s):

Two gasoline dispensers

Fueling Position(s):

Four gasoline fueling positions

Fuel Storage Capacity: 15,000 gallons

Canopy: None

Environmental No Study provided. Vermont Department of Environmental Conservation contains a list of know

contamination and subject property is not on list

Total Tax Assessment: \$564,900 2014-2015 Taxes \$9,709 CLA: 102%

Business Financial Summary 2012-2014 Average

Months of Operation: 12 Months

Total Business Revenues: \$1,700,000

Fuel Sales \$1,050,000

Total Petroleum Volume: 280,500 Gallons

Store Sales \$650,000

Total Rental Income \$32,100

EBITDA: \$100,000

Business Assets

FFE \$60,000 +-

Leasehold Improvements \$100,000 over past 7 years

Inventory \$30,000 average (not included in sale)

Building Improvements / Characteristics

Store area 2,084 +- sf

2nd floor Apartment 1,355 +- sf (2 bedroom)

Rental Cottages (3) 275 - 500 sf +- One bedroom with Kitchen/Bath

Other out-buildings (3) used for storage
Construction Wood Frame
Original Building Age 75 +- years

Exterior of Main Building T-111 siding new in last 7 years Roof of Main Building Asphalt Shingles new in ?

Heating Kerosene
Cooling In Store only
Electrical 200 Amp, Two Phase
Rest Rooms Single Rest Room in Store



Vermont Real Estate Commission Mandatory Consumer Disclosure



(This is not a Contract)

This mandatory disclosure shall be given to the consumer at the first reasonable opportunity, and must be given to the consumer before discussion of confidential information; entering into a service agreement; or showing a property.

Right Now You Are A Customer

As a customer, the real estate agent with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

Vermont law requires all agents to perform basic duties when dealing with a buyer or seller. You can expect the agent with whom you deal to provide the following services whether you are a Customer or a Client:

- To disclose all material facts pertaining to the property known to the agent.
- To treat both the buyer and seller honestly and not knowingly give false or misleading information.
- To account for all money and property received from or on behalf of the buyer or seller.
- To comply with all state and federal laws related to the practice of real estate.

I/We Acknowledge Receipt of This Disclosure

Printed Name of Consumer	
Signature of Consumer	Date
[] Declined to sign	
Printed Name of Consumer	
Signature of Consumer	Date
[] Declined to sign	

You May Become A Client

Whether you are selling or buying, clients receive more services than customers. You become a client by entering into a written contract with a real estate brokerage firm. All agents in the firm work for you.

In addition to the services noted in the left hand column, as a client you can expect the following services:

- Confidentiality, including bargaining information
- Promotion of your best interest within the limits of the law
- Advice and counsel
- Assistance in negotiations

Important Information

- 1. You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.
- Before you hire a brokerage firm, ask for an explanation of the firm's conflict of interest policies.

This form has been presented to you by:		
Printed Name of Real Estate Brokerage Fi	rm	
Printed Name of Agent Signing Below		
Agent of the Firm Signature	 Date	

Approved by the Commission: 05272010