



COMMERCIAL

Real Estate
Business Brokerage

Vermont Country Store For Sale

Contact:

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x 12



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!

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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 known 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 its 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, its 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 its 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.

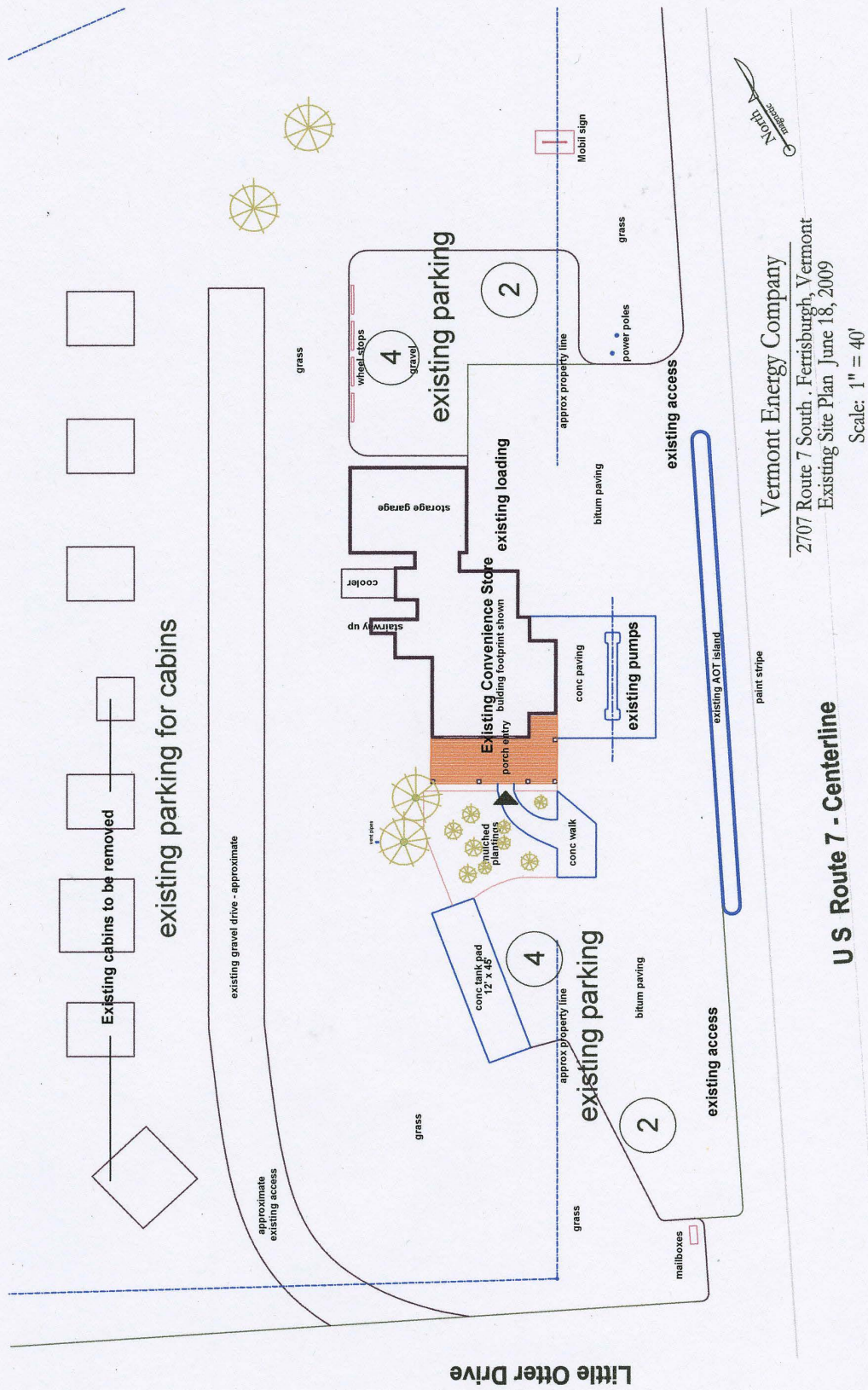
Financials: For the past 3 years the business has averaged about \$1.65 million dollars in annual gross revenues. Gasoline sales account for about \$1.1 million and in store / deli sales about \$640k. (Details upon request.)

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 not subject 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 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

2707 Route 7 South, Ferrisburgh, Vermont
Existing Site Plan June 18, 2009

U S Route 7 - Centerline



47
19.5(C)

38
4.3A

(SUR)
37
1.22A

36
2.50A
(SUR)

48
5A
4.2A(C)

35
7.20A
(SUR)

54
18A
(SUR)

49
4.24A
(SUR)

35.1
17.07A
(SUR)

50
9.1A(C)

51
2.625A

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):	One gasoline island
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

