



OFFICE/RETAIL FOR SALE OR LEASE

## Ideal Owner Occupied Investment

10 Main St., Vergennes, VT

<b>Price:</b>	Sale: \$289,000 Lease: \$1100-\$1650 /mo.	<b>Available:</b>	Immediately
<b>Use:</b>	Northern Gateway	<b>Parking:</b>	On-site
<b>Sizes:</b>	Sale: 4,978 +/- sf on .60 acres Lease: 1,600 +/- sf		

Located right on Main Street next to the new police station. This site is ideal for an owner user. The current vacant first floor 1600 SF space could be your office or flex space for your business. The bike shop is leased for one year. The second floor has two fully leased apartments. On site parking, Oil heat and hot water by propane. Owner is open to holding a second note to a qualified buyer. This .60 acre site could also be redeveloped.

- Good visibility with large signage at the street
- Easy to find location
- Owner open to holding a second note
- 2 large apartments on second floor
- Good parking and on site lawn area
- City water and City sewer
- Waste water permit # WW-9-0088-1

**Call or email Linda I Letourneau for more information:**

802-343-2107 [linda@vtcommercial.com](mailto:linda@vtcommercial.com) [www.vtcommercial.com](http://www.vtcommercial.com)

186 College Street, Burlington, Vermont 05401  
Information contained herein is believed to be accurate, but is not warranted.  
This is not a legally binding offer to sell or lease.





# Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

## RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

## You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

## Brokerage Firms May Offer

### NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

## THE BROKERAGE FIRM NAMED BELOW PRACTICES

### DESIGNATED AGENCY

#### I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Agent Signing Below

[ ] *Declined to sign*

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm      Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] *Declined to sign*