



Real Estate
Business Brokerage



COMPLEX 159 159 PEARL STREET ESSEX JUNCTION, VERMONT

16,000 square foot, two-level mixed use retail and office property located on heavily traveled Route 15, Essex Junction, Vermont. With an average daily traffic count of approximately 17,000 vehicles, and the proximity to both commercial and residential neighborhoods, Complex 159 enjoys outstanding visibility and access.

Long-term retail tenants and stable office tenants make this a rare real estate investment opportunity. The property has been very well maintained by its owner, who acquired the complex in 1985. Now, after many years of successful ownership, it is available for purchase at \$1,400,000.



EXCLUSIVELY FOR SALE

Contact:

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186 College Street
Burlington, Vermont 05401

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

Property Information Sheet

Property Identification:

Property Owner: Complex 159, LLC
Property Address: 159 Pearl Street, Essex Junction, Vermont
Land Size: 1.12+/- acres
Frontage: 233+/- Pearl Street
Zoning: Highway Arterial
Property Age: 39+/- years

Building & Site Improvements:

Size: 16,000+/- square feet base area 8,000+/- square feet)
Stories: 1 plus exposed lower level
Frame: Wood frame
Roof: Rubber membrane
Heating & Cooling: Natural gas HVAC
Windows: Mixed
Flooring: Varies— carpet, wood, vinyl, tile
Ceiling: Primarily suspended tile
Access: All units have dedicated entrances
Parking: Macadam surfaced with 82 lined spaces
Foundation: Concrete

Exterior Walls: Vinyl siding
Utilities: Green Mountain Electric, Vermont Gas, municipal water/sewer
Access: Two curb cuts
Assessment: \$1,101,900 (94.2% equalization rate = effective assessment of \$1,170,366)
Taxes: \$27,424.09
Tenant Summary (see following pages)

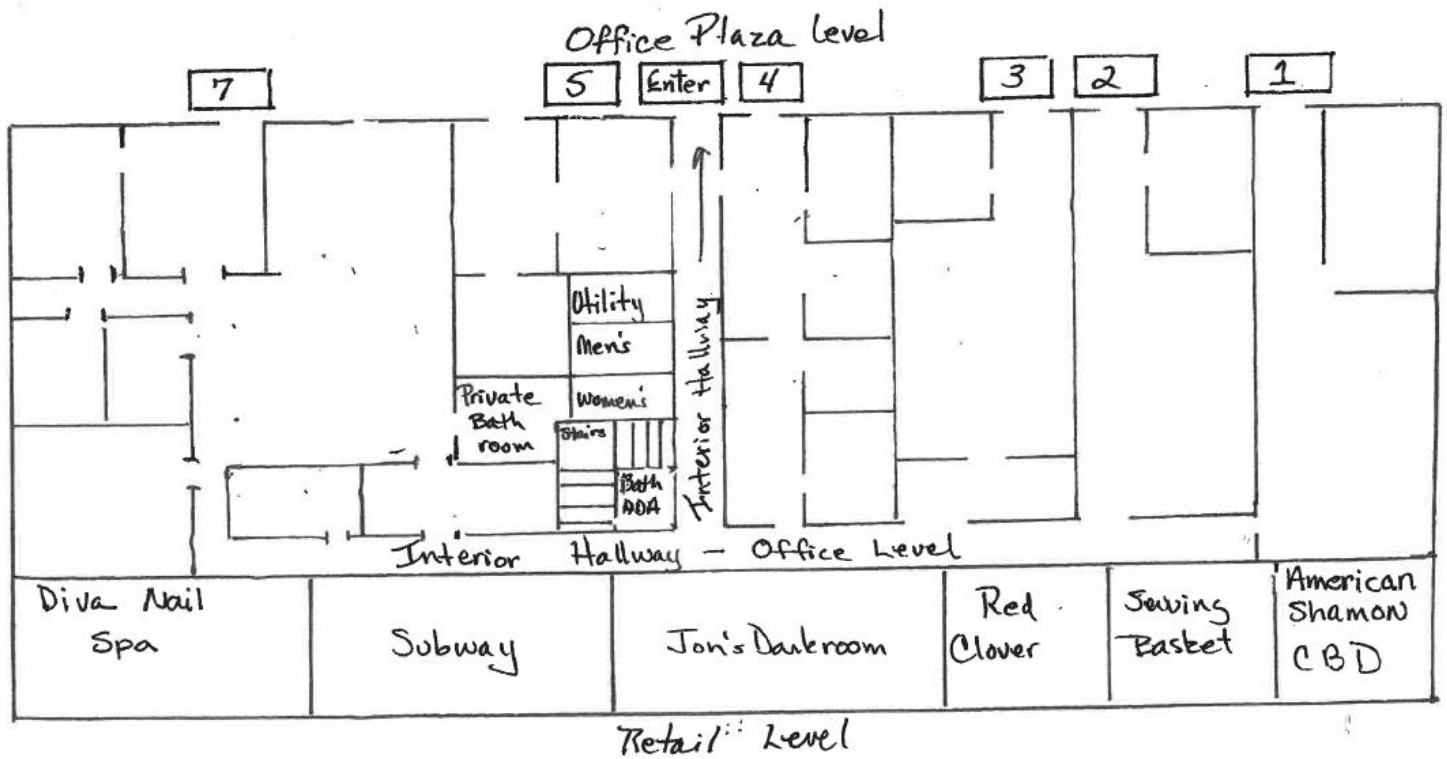


Tenant Summary

Tenant	Location	Use	Size
Diva Nail & Spa	1st	Retail	1,044 sf
Subway	1st	Retail	1,956 sf
Jon's Darkroom & Frame Shop	1st	Retail	1,940 sf
Red Clover Salon	1st	Retail	1,000 sf
The Sewing Basket	1st	Retail	1,000 sf
Penwoff	1st	Retail	1,000 sf
Piana Painting	Unit 1	Office	1,058 sf
Grn. Mtn. Sports cards	Unit 2	Office	983 sf
Chris Kasper/State Farm	Unit 3	Office	1,014 sf
Millers Pest Control	Unit 4	Office	1,004 sf
Vacant	Unit 5	Office	500 sf
Level 3 Communications	Unit 6	Storage	163 sf
Vacant	Unit 7	Office	2,700 sf



Projected annual net operating income (inclusive of vacancy, management fees, and replacement reserves) is approximately \$91,415. Additional information is available upon request to qualified prospective purchasers.



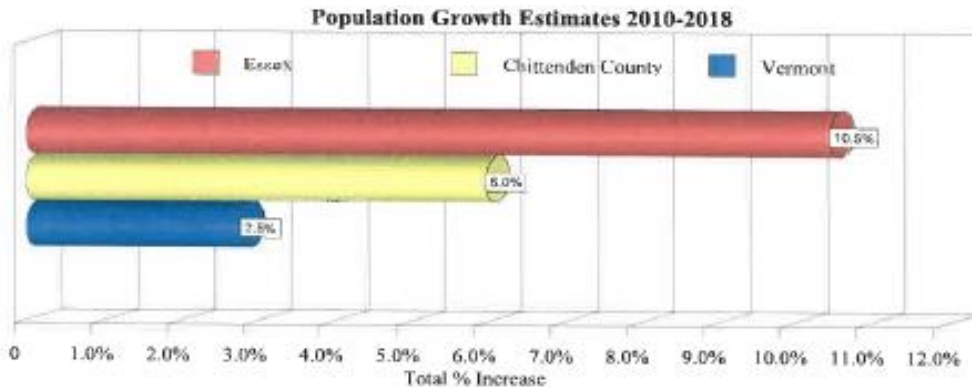
Above rendering is merely to demonstrate locations of various tenants and is not meant to represent scaled sizes of each office or retail unit.

Zoning Summary

- District:** Highway Arterial
- Primary Permitted Uses:** Retail, office, bank, bank with drive-thru, business service, catering, church, medical or veterinary clinic, dry cleaner, eating & drinking establishment, personal services, recreational use, multi-family dwelling, hotel/motel, light manufacturing, motor vehicle maintenance & repairs, retail sales (with or without drive-thru), schools
- Primary Conditional Uses:** Boarding house, gas pumps, massage therapy, vehicle sales, warehouse, wireless telecommunications facility

The current use of the property is reported to be in compliance with municipal zoning regulations and is assumed to be fully permitted and approved.

Essex Town and Essex Junction Demographics



Demographics	Essex Town and Village *	County
Estimated population, 2018	21,649	165,988
Growth rate, 2010 - 2018	10.5%	6.0%
Total households, 2018	8,823	66,190
Average household size, 2018	2.4	2.4
Total housing units, 2018	9,123	70,415
Owner occupied housing units, 2018	70%	60%
Renter occupied housing units, 2018	26%	34%
Vacant housing units, 2018	3%	6%
Median household income, 2018	\$80,388	\$69,039
Per capita income, 2018	\$39,683	\$37,213



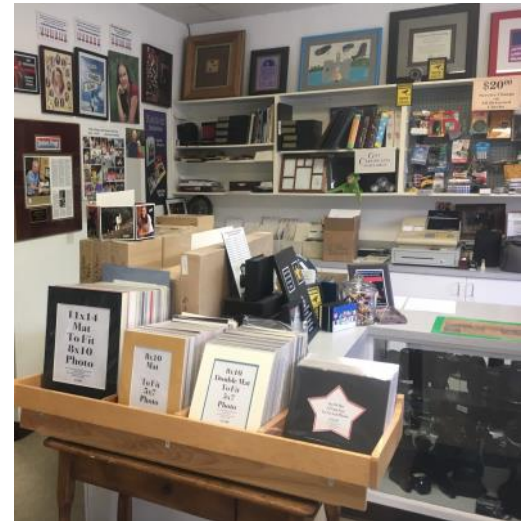
Entrance Directory



Diva Nail & Spa



Subway



Jon's Darkroom & Frame Shop



Penwoff CBD



Red Clover Salon



The Sewing Basket

V/T Commercial is pleased to offer this commercial investment property for sale at

\$1,400,000 (\$87.50/sf!!!)

Great opportunity to acquire a long-established and stable neighborhood commercial center.

Located in a high traffic area with a growing residential and commercial base.

The sale of the property is subject to errors & omissions, change or withdrawal without notice. The acceptance or rejection of any offer is at the sole discretion of the seller.

Contact: Tony Blake 802.864.2000 x 13

tony.blake@vtcommercial.com





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:

V/T Commercial Real Estate, Inc.

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