

EXCLUSIVELY FOR SALE

BEAUTIFUL MAD RIVER VALLEY INVESTMENT PROPERTY

1673 Main Street, Waitsfield, VT



Two 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!

SIZE:

10,688+/- sf office & retail space and 4,800+/- sf warehouse.

USE:

Resource Preservation - Industrial District

PRICE:

\$700,000

AVAILABLE:

Immediately

PARKING:

On-Site

LOCATION:

Easterly side of Route 100 in Waitsfield

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

For more information, please contact:

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BURLINGTON, VERMONT 05401

www.vtcommercial.com



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 walk-way 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.



BEAUTIFUL MAD RIVER VALLEY INVESTMENT PROPERTY

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 condition-al use, per the municipal zoning administrator, the property has been approved as a non-conforming use. The most recent commercial appraisal indicat-ed a value of \$1,030,000.

This is a well maintained, fun & creative property in the heart of the Mad River Valley. The property

has the flexibility to support a variety of additional commercial applications available for an owner occupant or an additional tenant. The current owner will consider a sale/lease back option contingent upon acceptable rate and terms. The property is now listed with a HUGE price reduction to \$700,000!

To arrange for a comprehensive property tour, please contact John Beal, 802.864.2000 ext. 11, jb@vtcommercial.com.



CLASSIC AMERICAN DINER BUSINESS

Additional Property Info

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:

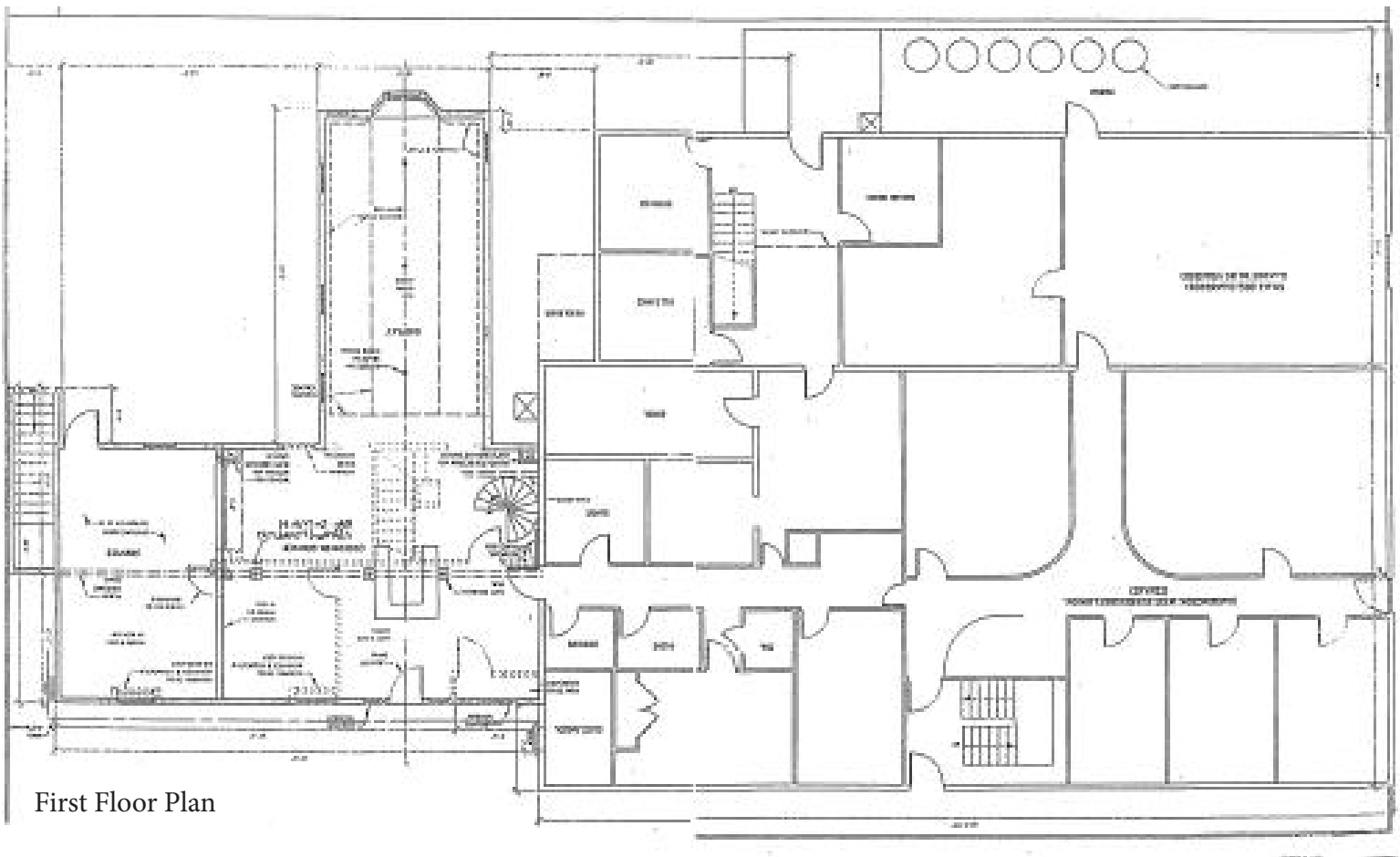
- 4,800+/- sf gross floor area
- Storage mezzanine of 1,200+/- sf; 800+/- sf finished area
- Poured concrete slab, metal frame construction
- Metal roof
- Slider windows; 1-16' overhead door, 2-14' overhead doors
- Heating via oil fired hot water and suspended oil fired hot air
- Connected to Unit 2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

Miscellaneous:

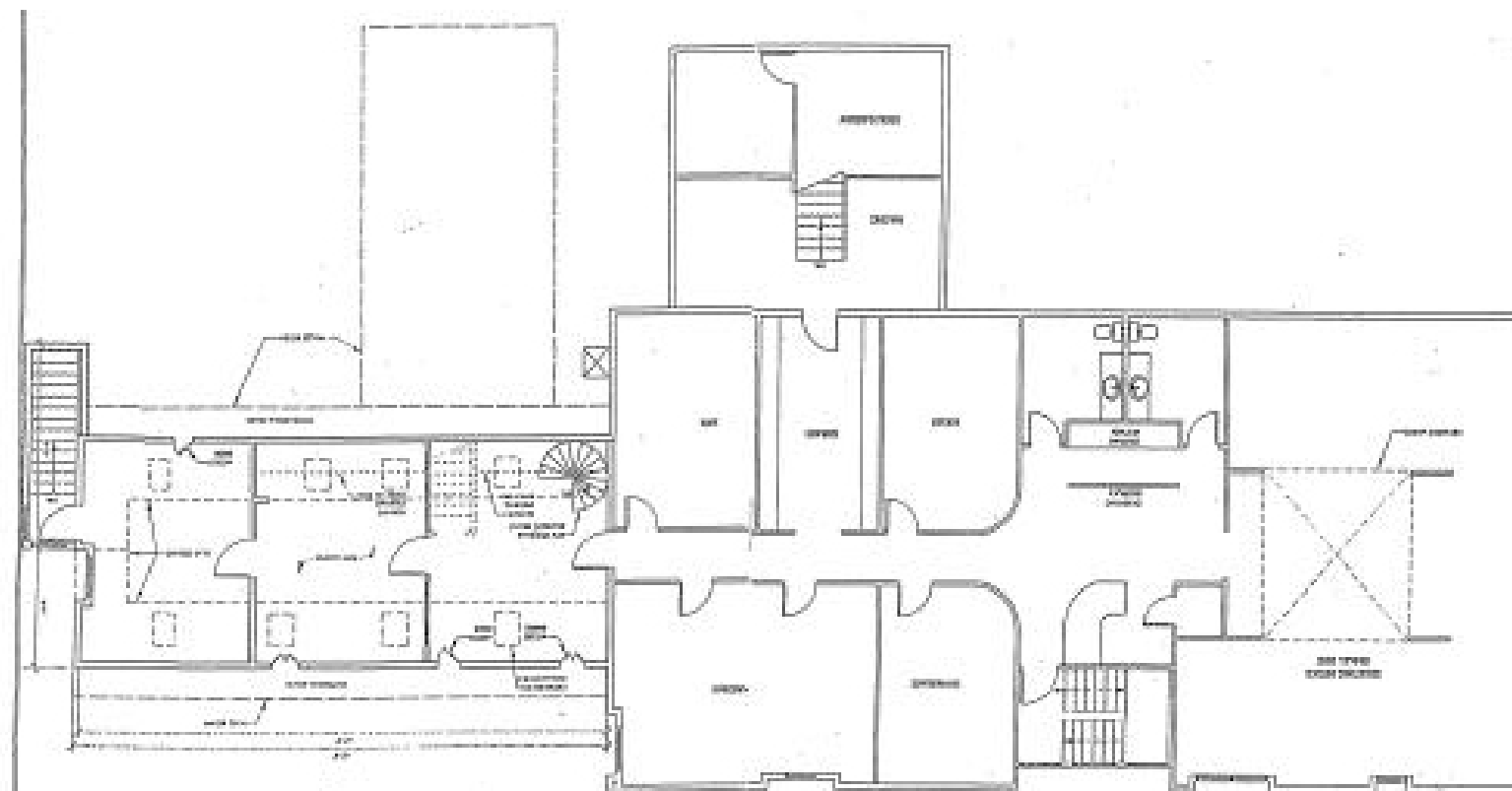
- \$16,124 based on collective assessment of \$907,700
- The seller owns the solar array on the campus, which pro-vides 100% of electrical use as well as additional savings and/or money for excess electrical generation.







First Floor Plan



Second Floor Plan



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

[] Declined to sign

Printed Name of Agent Signing Below

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign

9/24/2015

