

# EXCLUSIVELY FOR SALE

## HERO'S WELCOME GENERAL STORE

3537 US Route 2, North Hero, VT



Here's your chance to purchase one of Vermont's most iconic country stores! For the past 26 years the owners, Bob and Beverly Camp, have transformed Hero's Welcome into a "must see" for anyone visiting northern VT. Located on North Hero Island, this general store has been a landmark for travelers, boaters, locals, and commuters for over 100 years. Approximately 200,000 visitors come through the door per year. Freshly baked bread, a full deli serving 500+ sandwiches on a busy Saturday, and a treasure trove of unique gifts make it quite easy to get lost for an hour plus inside the walls of Hero's Welcome. There are more details to share and we welcome the opportunity to discuss.

**SIZE:**

Main Building - 2.77 +/- Acres | House .57 +/- Acres  
Main Building - 7700 +/- SF | House - 2010 +/- SF

**PERMITTED USE:**

General Store/Commercial/Residential/Office

**PRICE:**

\$1,100,000 (Including \$200,000 of inventory)

**AVAILABLE:**

Immediately

**PARKING:**

Ample on-Site

**LOCATION:**

North Hero Island

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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# HERO'S WELCOME GENERAL STORE

## Additional Property Info

### PROPERTY DETAILS:

This waterfront property is situated in one of best locations in the Hero Islands. It is located directly next to the North

Hero Town Community Center, town sheriff, and county courts. There are also two popular inns just down the street, Shore Acres and the North HeroHouse. The local newspaper, The Islander, operates out of the building from second-floor office space.

The main part of the General Store is located in the original 2-story building built in 1899. It benefits from a lease to the attached US Post office and has fuel pumps out front. There is ample parking out back as well as two other building structures on-site that offer additional retail and an on-site bakery.

The 50+/- feet of waterfront area consists of a fenced-in picnic area with tables and chairs

overlooking Mallets Bay. Boaters access the property via a 100+/- foot floating dock. Fuel services are available for boaters and the business controls mooring spaces for seasonal rentals.

Lastly, the property includes a residential 4-bedroom home next door that has been completed upgraded and offers a location

for a future owner to occupy or generate more income for the property. Recent upgrades include windows, roof, septic system, furnace, oil tank, exterior siding, and insulation.

**WATER:** Town Water

**SEPTIC:** Recently upgraded on-site (4 years old)

**LEASES:** Post Office, House, Islander News Paper

**EMPLOYEES:** 11 during busy times

**YEARLY REVENUES:** \$1,300,000

**WEBSITE:** [www.heroswelcome.com](http://www.heroswelcome.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:

\_\_\_\_\_  
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

9/24/2015

