

FOR SALE

LAKEFRONT COMMERCIAL LAND OPPORTUNITY

59 US Route 2, South Hero, VT



The Sand Bar Inn and Restaurant was a highly successful location in the Champlain Islands for decades, offering fine food, good drink, and convivial hospitality to generations. Conveniently located at the end of the Causeway across Lake Champlain, the property is only fifteen minutes from downtown Burlington, but feels as though you are in another place altogether. With lake views on both sides, this property offers endless potential for redevelopment, and even allows for boater access, with docks and moorings on the other side of Route 2.

SIZE:
3.70 +/- Acres

ZONING:
Residential/Commercial

PRICE:
\$795,000

AVAILABLE:
Immediately

PARKING:
On-site

LOCATION:
59 US Route 2, South Hero

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:

YVES BRADLEY

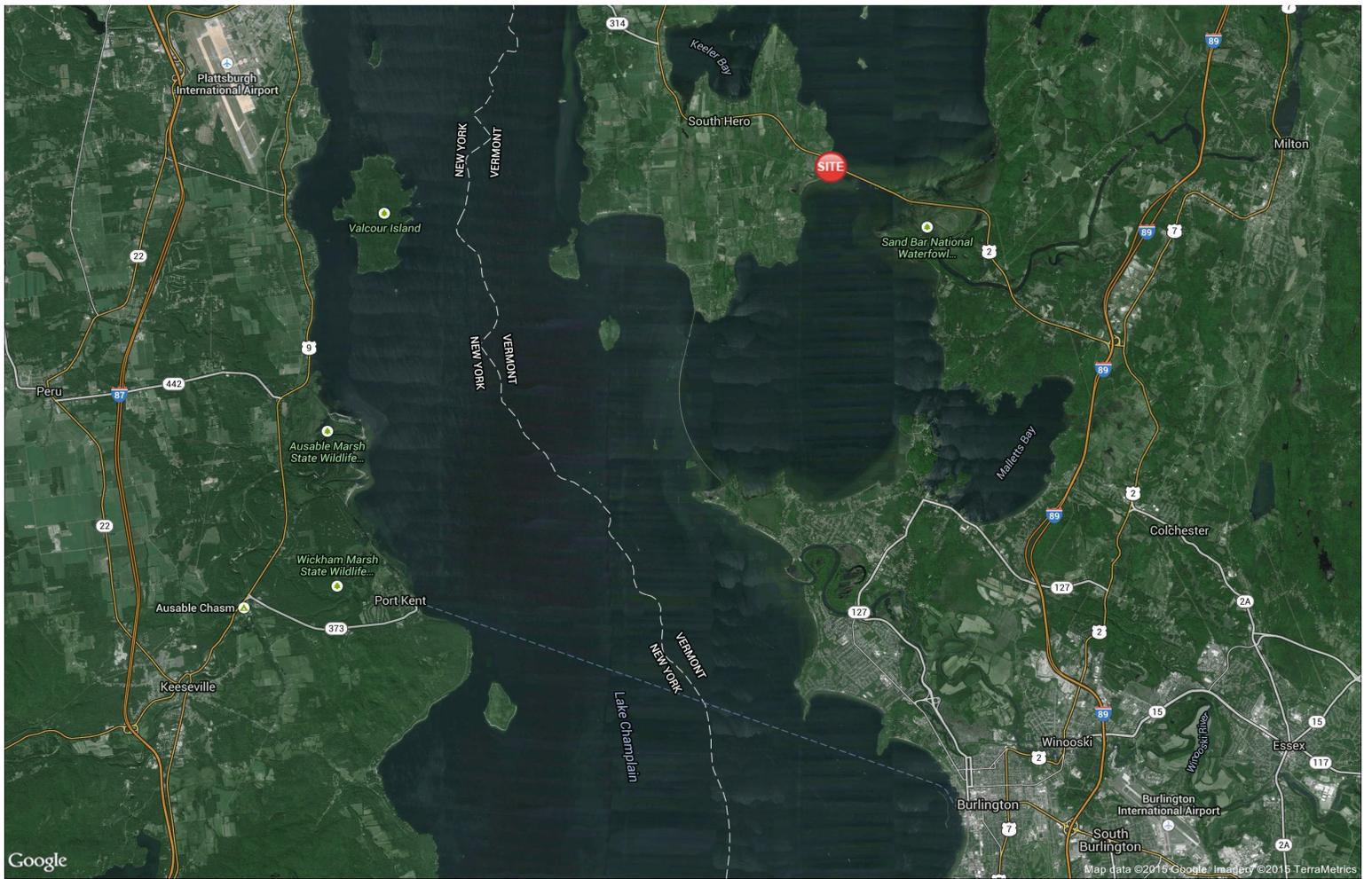
802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

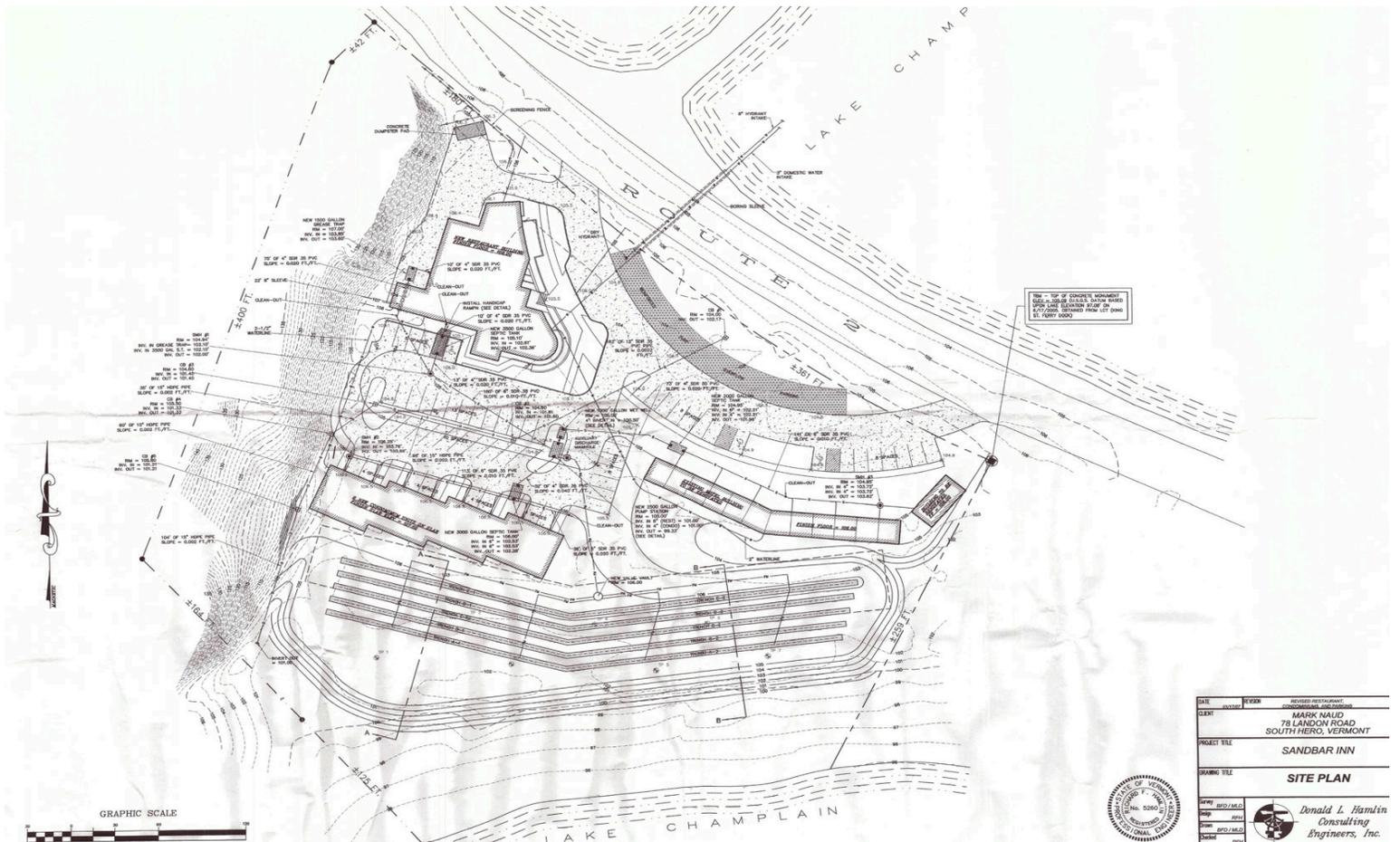
BURLINGTON, VT 05401

www.vtcommercial.com



Google

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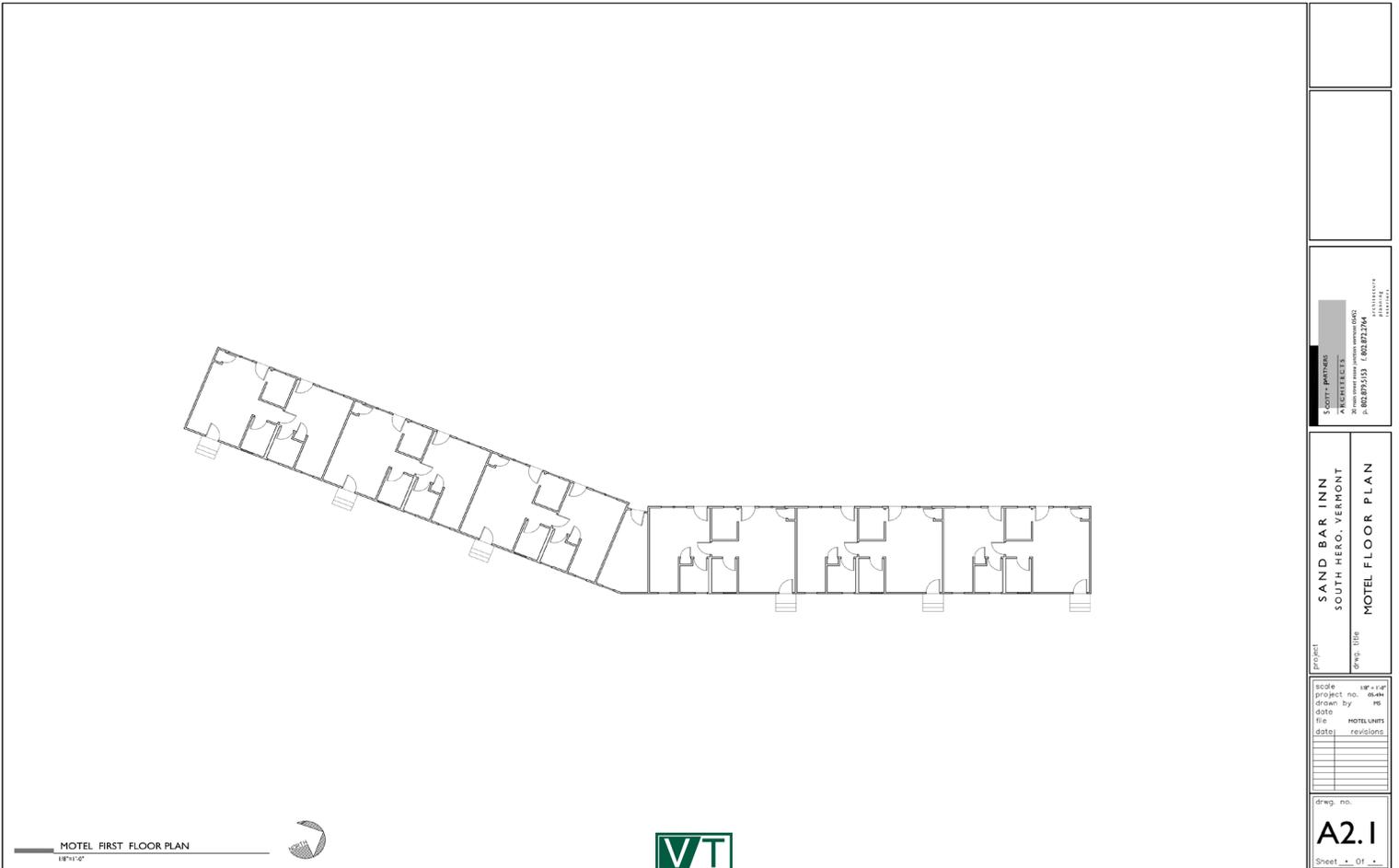
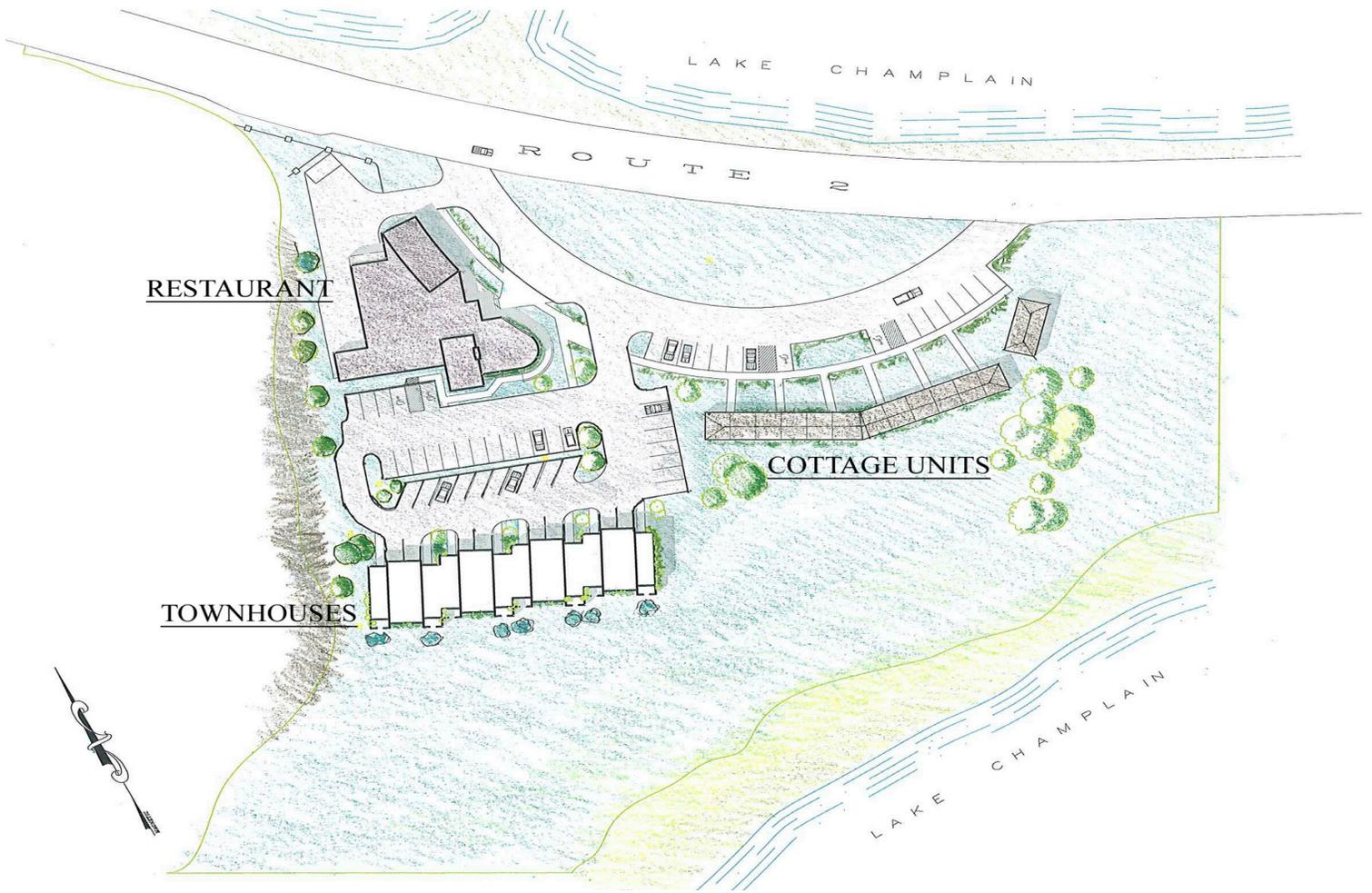


SEE TOP OF SHEET FOR EXISTING ELEVATIONS. ALL ELEVATIONS ARE BASED UPON THE DATUM INDICATED ON THE PLAN UNLESS OTHERWISE NOTED.



DATE	REVISION	DESIGNED BY	MARK NAUD
		DRAWN BY	MARK NAUD
		CHECKED BY	MARK NAUD
		APPROVED BY	MARK NAUD
CLIENT: MARK NAUD 781 LANDON ROAD SOUTH HERO, VERMONT			
PROJECT TITLE: SANDBAR INN			
DRAWING TITLE: SITE PLAN			
SCALE	AS SHOWN		Donald L. Hamlin Consulting Engineers, Inc.
DATE	BY		
DATE	BY		
DATE	BY		





MOTEL FIRST FLOOR PLAN



SCOTT P. HUBBARD
ARCHITECTURE
P. 802.297.5131 F. 802.872.2394
100 STATE ST. SUITE 200
SOUTH HERO, VT 05486

PROJECT
SAND BAR INN
SOUTH HERO, VERMONT
DRAWING TITLE
MOTEL FLOOR PLAN

scale	1/8" = 1'-0"
project no.	1606
drawn by	MS
date	
file	MOTEL UNITS
date	revisions

drawg. no.
A2.1
Sheet • Of •

Property description for Near Coastal Holdings LLC parcel
d/b/a

Sand Bar Inn
59 US Rte 2 South Hero VT 05486

Being all and the same lands and premises in South Hero, Vermont conveyed to Near Coastal Holdings, LLC, by Limited Warranty Deed of Arcata Investments, Inc., recorded in Volume 72 at pages 246-248 of the Land Records of the Town of South Hero and also being more particularly described as follows:

Being all and the same lands and premises in South Hero, Vermont acquired by Arcata Investments, Inc. by foreclosure pursuant to a Judgement Order and Decree of Foreclosure filed with the Grand Isle Superior Court on June 19, 1999, and recorded on July 14, 1999, in Book 72 at Page 37 of the South Hero Land Records, and a Certificate of Non-Redemption issued by the Grand Isle Superior Court on July 12, 1999, and recorded on July 14, 1999, in Book 72 at Page 37 of the South Hero Land Records (the "Property").

Also being all and the same lands and premises described in the Commercial Mortgage of Clifford G. Sheard and Pauline P. Sheard to The Merchants Bank, dated February 3, 1989, recorded February 10, 1989 in Book 50 at Page 113 of the South Hero Lands, subsequently assigned by Assignment of Mortgages of The Merchants Bank to Arcata Investments, Inc., dated April 1, 1997, recorded May 12, 1997 in Book 65 at Page 461 of the South Hero Land Records, and being more particularly described in said Commercial Mortgage as follows:

"Being that parcel of land with all buildings and improvements thereon, situated on the side of the highway leading across Sandbar Bridge, so-called, the hotel building thereon being formally known as the 'Phelps House' and now commonly known as the 'Sandbar Motor Inn.'

Being the same land and premises conveyed to Borrowers [Clifford G. Sheard and Pauline P. Sheard] and James K. Metzger and Leonora G. Metzger by Deed of H., Inc., dated April 3, 1984, and recorded in Volume 42, Page 205-207 of the Town of South Hero Land Records. The interest of James K. Metzger and Leonora G. Metzger was conveyed to the Borrowers [Clifford G. Sheard and Pauline P. Sheard] by their Warranty Deed [dated February 3, 1989, recorded February 10, 1989 in Book 50 at Page 110] of the Town of South Hero Land Records.

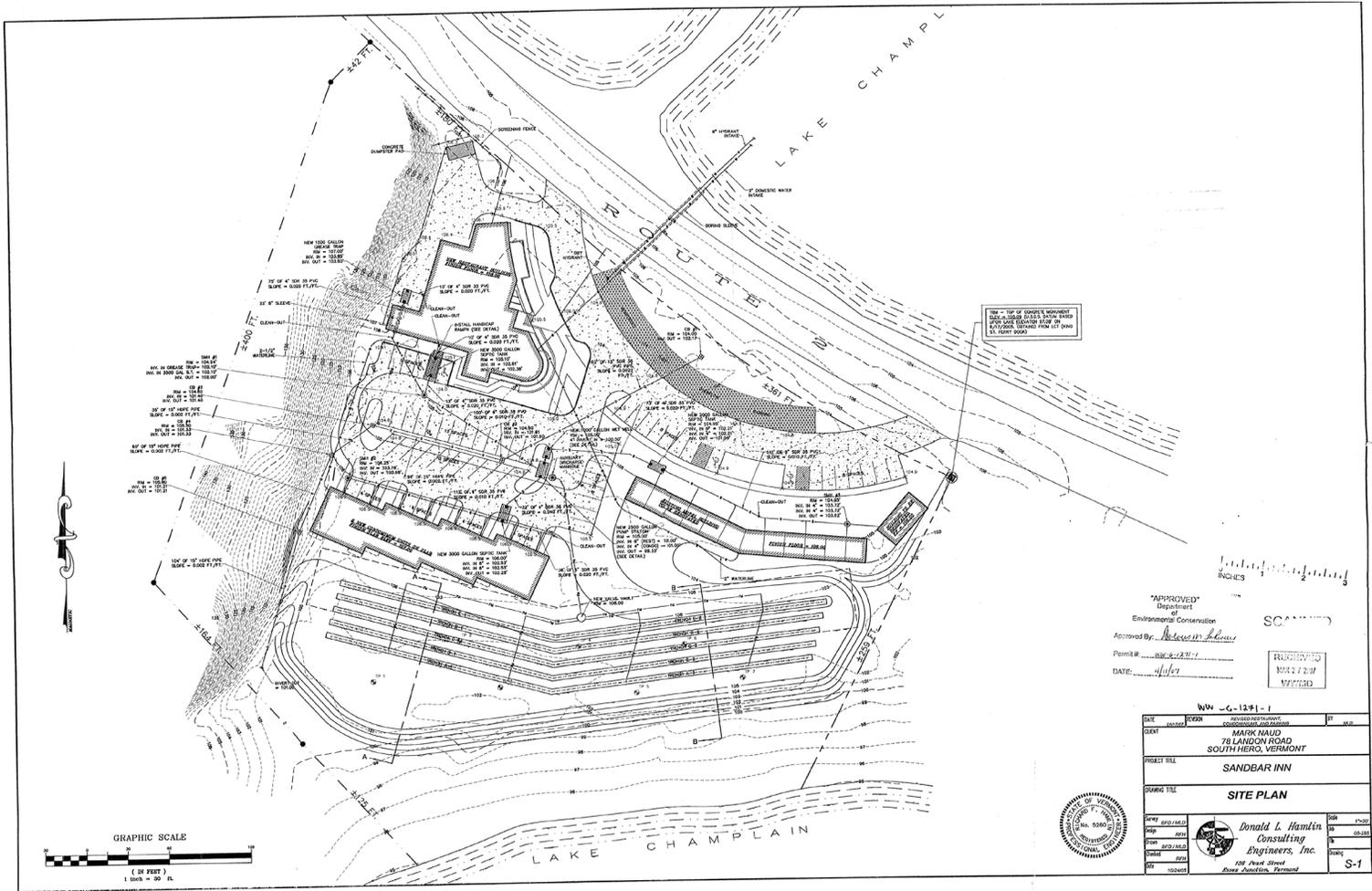
A portion of said lands and premises may be leased land and subject to an annual rental fee.

Said lands and premises are subject to an easement and right of way given by Richard F. Hayden and Louise N. Hayden in favor of New Telephone and Telegraph Company by instrument dated December 6, 1955, and recorded in Volume 19, Page 151 of said Land Records."

Reference is hereby made to the aforementioned instruments, the records thereof and the references therein contained, all in further aid of this description.

Said lands and premises are conveyed subject to and with the benefit of all easements, rights of way, conditions, covenants, restrictions and obligations of record.

The Property is conveyed in an "as is" condition, without warranties or representations of any kind, either expressed or implied, with respect to the physical condition of the lands and premises, including buildings, structures, and appurtenances thereto, and Grantee, by acceptance of this Deed, agrees to accept same in its present condition.





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*