FOR SALE

THE NORTH HERO MARINA

2253 Pelots Point Road, North Hero, VT



Imagine working seven months of the year on Lake Champlain in Vermont, surrounded by water, sun, mountains and open spaces. Imagine being able to close up shop in the fall and spend five months a year on a boat in the Caribbean, skiing out west, at a beach house on the ocean, or tucked away in a snowy cabin. This is that opportunity. The North Hero Marina. An opportunity to re-invent yourself, to escape the hustle and bustle of this crazy world, and to find yourself experiencing relaxation and satisfaction at the end of a day's work for a change.

SIZE:

11,965 +/- SF in multiple buildings on 17.06 +/- Acres

ZONING: Commercial/Residential

PRICE: \$3,350,000

AVAILABLE: Immediately

PARKING: Ample on-site

LOCATION: 2253 Pelots Point Road, North Hero, VT

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 contac

YVES BRADLEY 802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i BURLINGTON, VT 05401 www.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

<u>I / We Acknowled</u> <u>Receipt of This Disc</u>		This form has been presented to you by:	
Printed Name of Consumer		Printed Name of Real Estate Brokerage Firn	<u>ו</u>
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		0/