

EXCLUSIVELY FOR SALE

PREMIUM RT 100 LOCATION
5070 Main Street, Waitsfield VT



VT Commercial is pleased to offer 5070 Main Street, Waitsfield for sale. This is a 3,395 square foot commercial building centrally located on 100 in the Town of Waitsfield. TD Bank currently owns the property and occupies the first-floor retail area but will be vacating the building at the end of April 2021. The property is on 2 acres of land and offers great visibility. It has 2 curb cuts off of Stow Road access which also connects to the neighboring shopping center. It is permitted for a drive-up window.

Waitsfield is the commercial center of the Mad River Valley. The town's economy is based around the two nearby ski resorts, Sugarbush and Mad River Glen, which draws skiers and second homeowners from all over New England and New York. This bustling tourist town is known for its wonderful Inns and restaurants and most recently Lawson's Fine Liquids brewery. Summer visitors enjoy fishing & kayaking the Mad River, hiking & camping on the Green Mountains, and enjoying everything Vermont has to offer.



For more information, please contact:

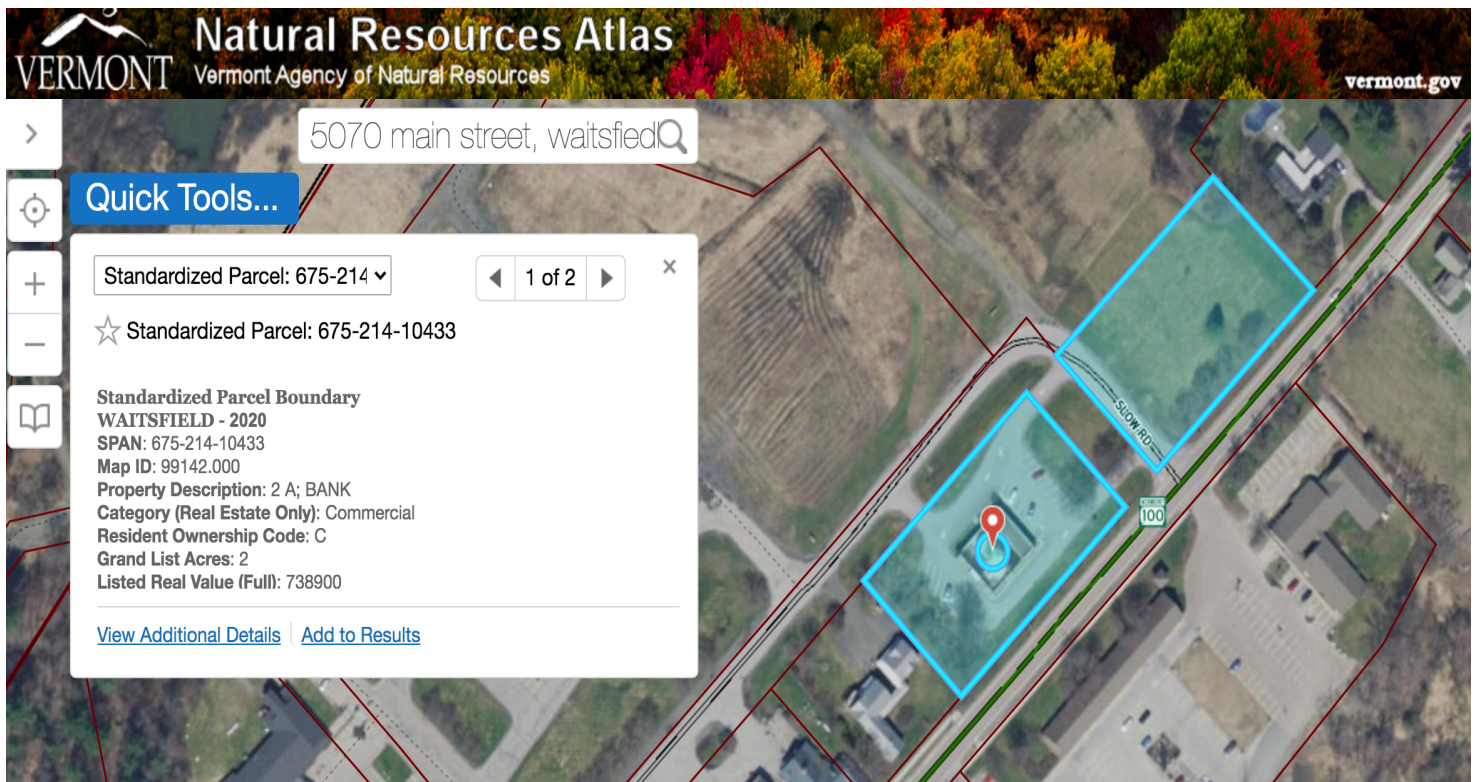
Bill Kiendl
802-864-2000 X 2
bk@vtcommercial.com

208 Flynn Ave, Studio 2i
Burlington, VT 05401
www.vtcommercial.com

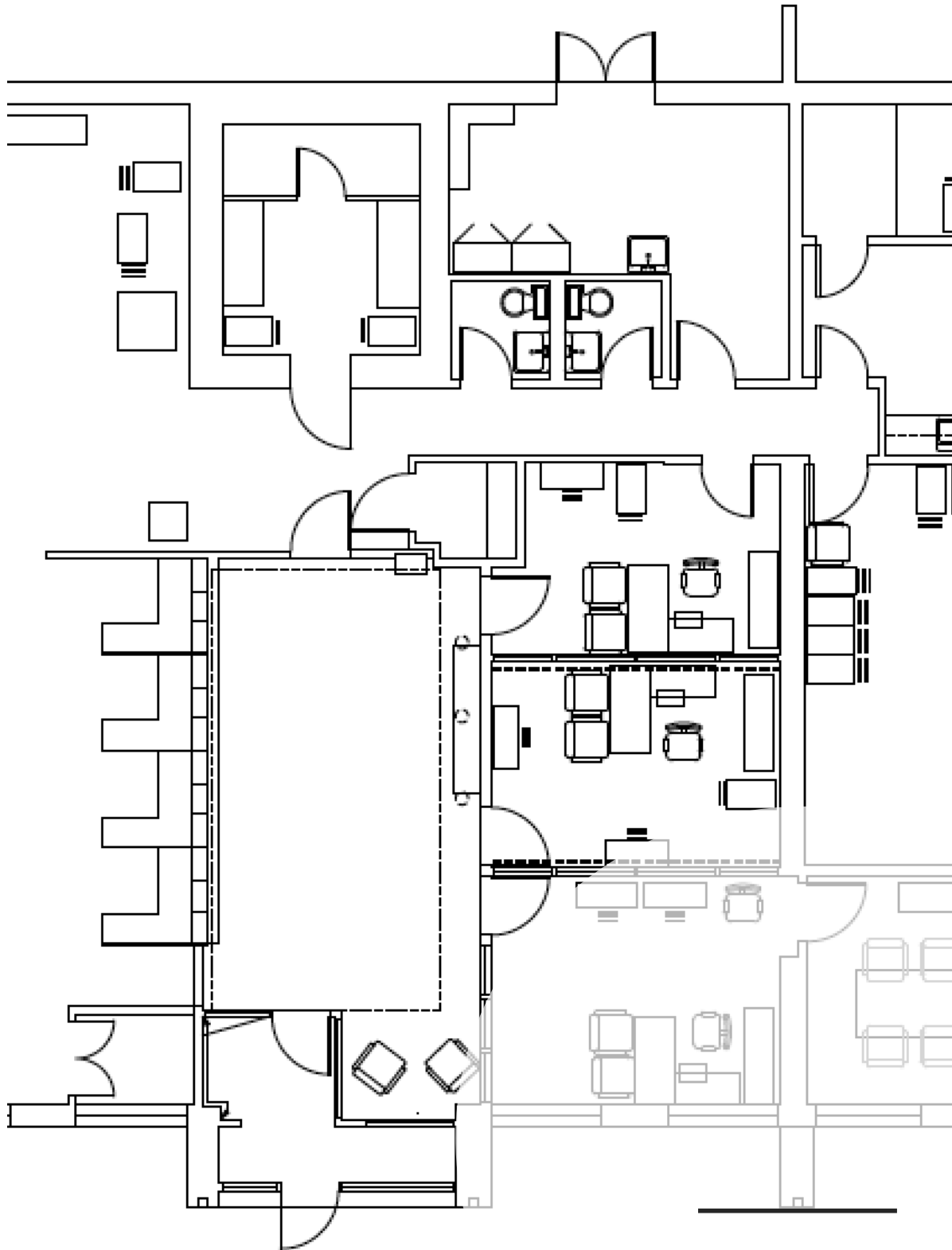
5070 Main Street

PROPERTY SPECIFICATIONS

Building Size	3,385 sf	Drive Thru	Single Lane
Land Size	2 acres	Zoning:	Irasville Village District
Parking	23 - 25	Taxes:	\$ 15,538.00
Access	2 Curb Cuts	Map ID #	99142
Street Frontage:	Rt 100 and Stow Street	Assessed Value:	\$738,900
Services:	Septic	Asking Price:	\$425,000



5070 Main Street





Name
Job Title
Employer
Street Address
City, ST ZZZZZ
(XXX) XXX-XXXX
email

Month DD, 20XX

Re: Letter of Intent to Purchase Commercial Property located at 5070 Main Street, Waitsfield, VT (the "Property").

To: Bill Kiendl / VT Commercial & Caroline Barone / CBRE Boston

This letter serves to outline the terms and conditions upon which XXX (Buyer) would be willing to negotiate the sale of the above captioned property to TD Bank, N.A ("Seller").

Property Address:	5070 Main Street, Waitsfield VT
Property Size:	Approximately 2.0 acres of land along with the 3,395 +- SF commercial building thereon.
Entity Name of Buyer:	XXXXXXXX, a(n) XXX (type of entity) organized in the state of XXX
Buyer Contact Information:	Name, XXX Main Street, Anytown, NJ XXXXX, (XXX) XXX-XXXX; abc@gmail.com
Buyer Attorney:	Name, XXX Main Street, Anytown, NJ XXXXX, (XXX) XXX-XXXX; abc@gmail.com
Intended Property Use:	Buyer intends to use the property for TBD.
Purchase Price:	\$XXX,XXX
Deposit:	\$XX,XXX which shall be paid within five (5) business days following the execution of the Purchase and Sale Agreement ("PSA") to Escrow Agent listed below.
Personal Property:	<p>[If applicable] Buyer is purchasing all contents on the Property as of the date of Closing except: _____ (e.g. trade or branded merchandise, automatic teller machines, and the security system consisting of the alarm system, security cameras, and digital video recorders and tapes)</p> <p>[If specific items of personal property are included in the sale, please identify]</p>

Balance of Purchase Price:	The balance of the purchase price and any Closing Costs shall be paid for by Buyer at closing via cash or mortgage proceeds. In the event Buyer is paying in cash, the Buyer's Proof of Funds is attached as Exhibit "A". In the event the Buyer is paying with mortgage or other loan proceeds, a pre-approval letter is attached as Exhibit "A".
Inspection Period:	[If applicable] Buyer shall have XX (number) days from the effective date of the PSA to complete all necessary due diligence regarding all aspects of the Property. All investigations shall be at the sole cost of Buyer.
Closing Period:	Buyer shall have XX (number) days from the expiration of the Inspection Period in which to close on the Property.
Delivery Condition:	The Property is to be sold in its "as is" condition. Seller makes and has made no warranty, express or implied, concerning any portion of the Property, its condition, the use of which it may be put, any environmental matters, or any other thing or matter directly or indirectly related thereto or hereto (including, without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS).
Closing Costs:	Except as expressly set forth herein or in the executed PSA, closing costs shall be allocated in accordance with the custom in the County and State where the property is located. Seller and Buyer shall each pay fees and expenses of their respective legal counsel and other contractors incurred in connection with this transaction. Buyer shall pay for the cost of any search fees, the premium and any other costs associated with issuing and updating the Commitment and Title Policy, including, without limitation, any endorsements to the Title Policy requested by Buyer or its lender, if any. Buyer shall pay for the cost of any survey, the cost to record the Deed to Buyer [if the Balance of the Purchase Price is to be paid through mortgage or other loan proceeds, any cost relating to Buyer financing] and any other costs or fees not expressly allocated to Seller. Seller shall not be liable for any fees imposed by the escrow agent.
Restriction:	The Deed to be delivered to Buyer shall contain a restriction for a period of five (5) years from the date of the Deed that the Premises may not be used as a commercial bank, retail bank branch, for the placement of an Automatic Teller Machine ("ATM"), savings bank, financial services institution, insurance company, brokerage firm, savings and loan or credit union or affiliate thereof.
Deed:	Quit Claim
Brokerage:	Both Buyer and Seller recognize CBRE Inc. as the sole broker in this transaction. Brokerage Commission shall be paid by Seller pursuant to the terms of a separate agreement.
Escrow Agent:	Name, XXX Main Street, Anytown, PA XXXXX, (XXX) XXX-XXXX; abc@gmail.com
Form of Agreement:	Seller's form will be used.

This letter of intent will not bind Buyer or Seller. A binding agreement will not exist between Buyer and Seller unless and until a PSA containing all the terms and conditions is executed and delivered by Buyer and Seller. This letter of intent is not intended to impose any obligation whatsoever on Buyer or Seller, including without limitation, an obligation to negotiate in good faith. Neither party may claim any legal rights against the other by reason of actions taken in reliance upon this non-binding letter of intent, including, without limitation, any partial performance of the transactions contemplated by it. The parties acknowledge that this non-binding letter of intent does not address all of the essential terms of the transaction contemplated by it and that such essential terms will be subject of further negotiation. The parties further acknowledge and agree that either party will have the right to terminate the negotiation of the PSA for any reason or no reason and that neither party owes the other party any duty to negotiate a formal agreement. No prior or subsequent correspondence or course of dealing between the parties will be construed to create any contract or to vest any rights in either party with respect to the Property. This paragraph supersedes all other conflicting language in this letter of intent.

Should you have any questions on any of the above items, please call me at XXX-XXX-XXXX.

Sincerely,

Name
Title
Company

We hereby accept the terms and conditions of the foregoing Letter of Intent this _____ day of _____ 2021.

BUYER

By: _____

Printed Name: _____

Title: _____

Date: _____

TD BANK, N.A.

By: _____

Printed Name: _____

Title: _____

Date: _____

EXHIBIT A – PROOF OF FUNDS/MORTGAGE COMMITMENT