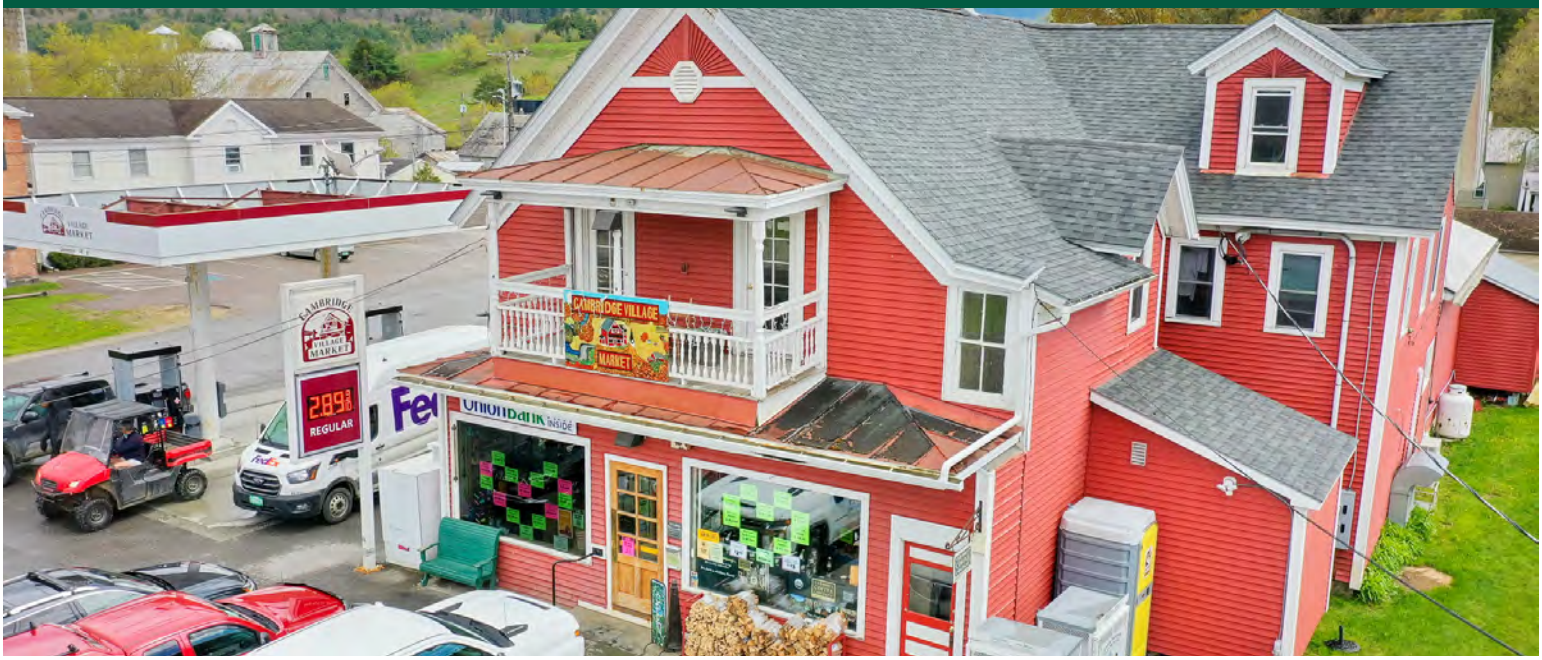
FOR SALE

CAMBRIDGE VILLAGE MARKET

113 S Main Street, Cambridge, VT



We are truly delighted to bring one of Vermont's Top Country Stores to market. Cambridge Village Market has been providing the bustling town of Cambridge a gathering place and grocery store since the 1850s. The current ownership has been in place for over 30 years and is excited to pass on the business to the next generation. If you have been looking for a business to operate in Vermont, it does not get much better than this opportunity! The property includes 2 buildings on 0.9 +/- acres that have been meticulously taken care of over the years. The main building includes the store and an upstairs apartment that is currently rented. The second building, on a side street from the store, includes 3 apartments and is currently fully rented. Both septic systems have been replaced within the last 5 +/- years. The store has consistently done over $4,000,000 in revenue on a yearly basis. Please contact us for more details.

SIZE:
Store - 5,950 +/- SF, Apt - 3,430 +/- SF

PERMITTED USE:
Residential/Commercial

PRICE:
$1,675,000 (Including $150,000 of inventory at cost)

AVAILABLE:
Immediately

PARKING:
On Site

LOCATION:
113 S Main St, Cambridge, VT

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

VT COMMERCIAL

For more information, please contact:
JOHN BEAL | YVES BRADLEY
802-598-1168 | 803-363-5696
jb@vtcommercial.com | yb@vtcommercial.com

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

Taylor
Park Spareribs
$1.99 lb.
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Salad

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Welds

PRODUCE
NOBLE VINES
SALADA TEA

VT
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STOP

CAMBRIDGE VILLAGE MARKET
Clearance 14' 6"
FedEx
Ground
UnionBank ATM INSIDE
CAMBRIDGE VILLAGE MARKET
2.89 REGULAR

CAMBRIDGE VILLAGE MARKET
2.89 REGULAR
UnionBank INSIDE
VT COMMERCIAL

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

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

_____
Printed Name of Real Estate Brokerage Firm

_____
Printed Name of Agent Signing Below

_____
Signature of Agent of the Brokerage Firm Date

9/24/2015