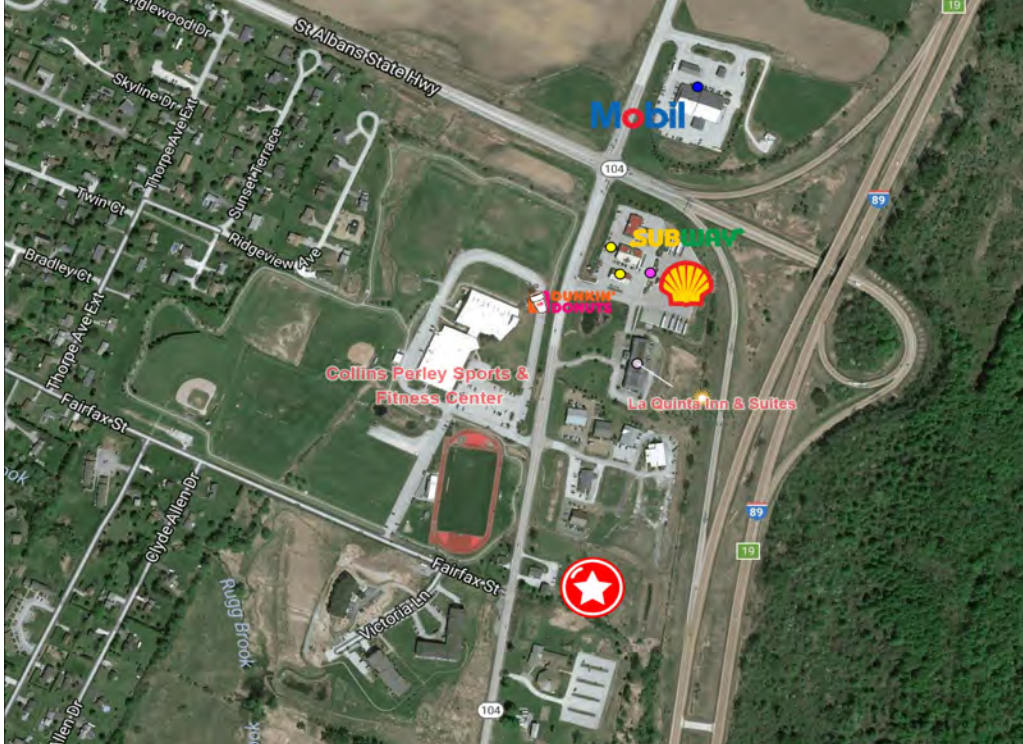


FOR SALE

SHOVEL-READY DEVELOPMENT OPPORTUNITY!

997 Fairfax Road, Saint Albans, VT



Great development opportunity just off I-89 with passive income in place to support carrying costs! As the town of St. Albans expands, this property offers a unique opportunity to develop stand-alone building sites, as well as self-storage if desired. Owners have permits in hand to build 6 buildings. Their proposed concept includes 8,200 +/- SF of self-storage units, a new 4,000 +/- SF medical office, a 2,600 +/- SF (125 seat) restaurant and three 2,400 +/- SF stand-alone office or service retail buildings. St. Albans is growing rapidly, here is an opportunity to participate in that growth on a high-visibility, easy access site!

SIZE:

2,958 +/- SF on 3.51 +/- acres

ZONING:

Commercial-all types

PRICE:

\$855,000

AVAILABLE:

Immediately

PARKING:

Ample on-site

LOCATION:

997 Fairfax Road, Saint Albans, 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 contact:

YVES BRADLEY

802-363-5696

yb@vtcommercial.com

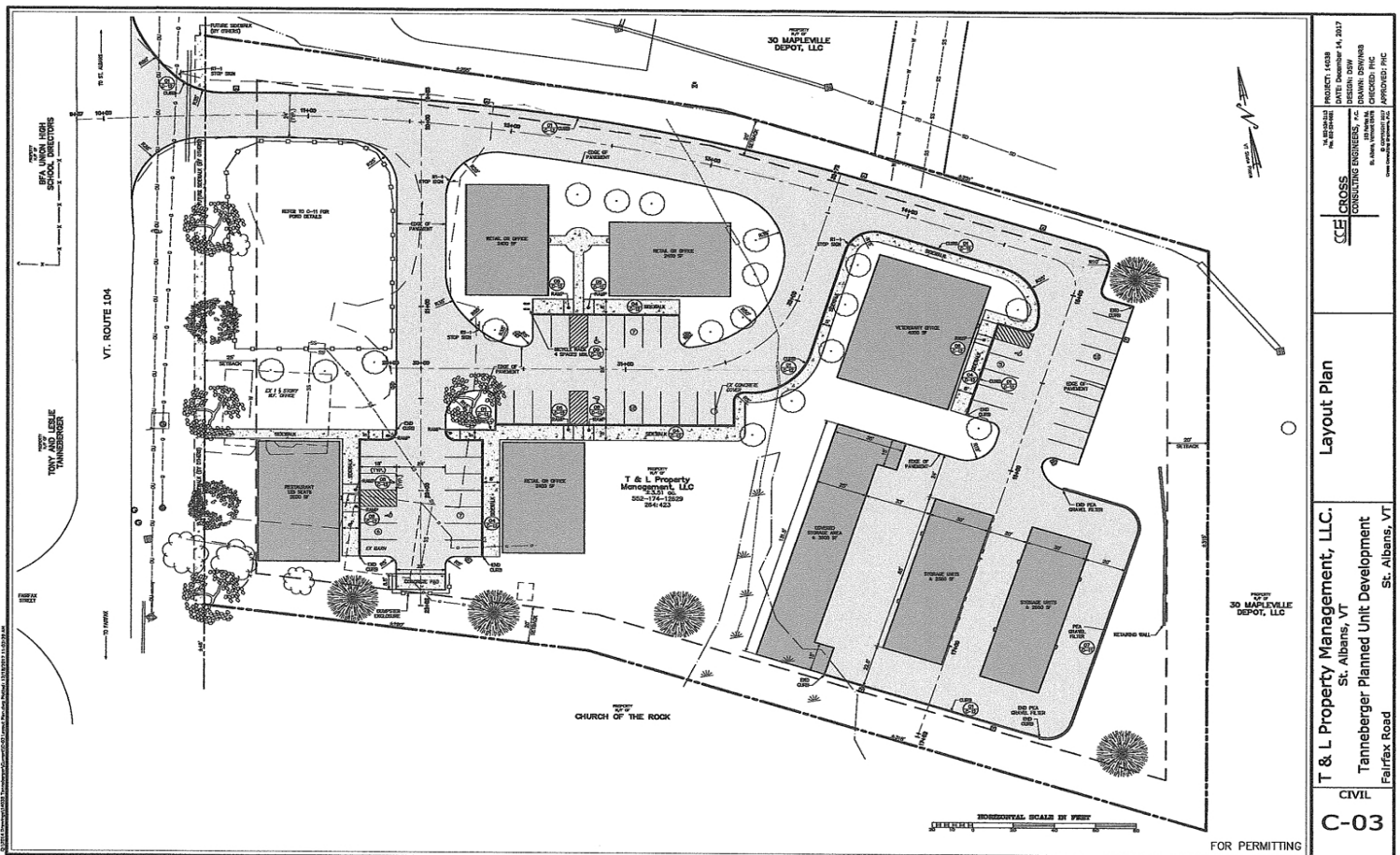
208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com









<p>SHEET C-1 OF 1</p> <p>C-1</p> <p>CIVIL</p>	<p>Tannenberger St. Albans, VT Planned Unit Development VT Route 104 St. Albans, VT</p>	<p>Concept 4</p>	<p>CCE CROSS CONSULTING ENGINEERS, P.C. 103 Fairfax Rd. St. Albans, Vermont 05478 © CONCEPT 2019 Cross Consulting Engineers, P.C.</p>	<p>PROJECT: 14038 DATE: 2019-02-25 DESIGN: DSW DRAWN: RHW CHECKED: PHC APPROVED: PHC</p>
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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