

FOR SALE

64 AND 114 MAIN STREET, BRADFORD, VT

64 and 114 Main Street, Bradford, VT



These two iconic investment properties are located in the center of downtown, and include a large parking lot. 64 Main is a beautifully designed 9,844 +/- SF 3-story office building with sprinkler system and elevator, and is currently leased to the Orange East Supervisory Union. 114 Main is a 4,953 +/- SF single story building with a full lower level and a drive-through, with a long history of banking uses. 114 Main is currently leased to Community Bank, N.A. (3,472 +/- SF) and to Central Vermont Adult Education (983 +/- SF). Recent upgrades have been completed to the HVAC systems at 64 Main, and a new roof was installed on 114 Main (2020). These are turn-key investment properties, located in the heart of the Upper Valley, in a town that is a bedroom community for Dartmouth College and Dartmouth -Hitchcock Hospital.

SIZE:

64 Main - 9,844 SF on +/-0.69 acres; 114 Main - 4,953 SF on +/-0.91 acres

ZONING:

Central Business District Zoning

PRICE:

\$1,085,000

AVAILABLE:

Immediately

PARKING:

Ample on-site

LOCATION:

64 and 114 Main Street, Bradford, 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











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