EXCLUSIVELY FOR SALE

Offers Being Considered

PREMIUM DOWNTOWN LOCATION
23 Pleasant Street, Richmond, VT

VT Commercial is pleased to offer 23 Pleasant Street, Richmond, Vermont for sale. This is a 2,355 square foot commercial building situated on a corner lot in the heart of downtown Richmond. The property is on .26 acres of land and offers great visibility. It has curb-cuts entrances on both Pleasant and Bridge Streets. The existing site has ample parking and a drive-up window.

Richmond is a growing Vermont town on the southeastern part of Chittenden County. It is located just off of Interstate 89 - exit 11. Richmond makes for an easy commute to Burlington, Williston and Montpelier. For skiers you are minutes from Bolton Valley, Stowe and Sugarbush. It has a vibrant downtown offering numerous eateries, shops, groceries and professional services. The town's recent residential growth is adding to the demand for additional commercial services.

VT COMMERCIAL

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

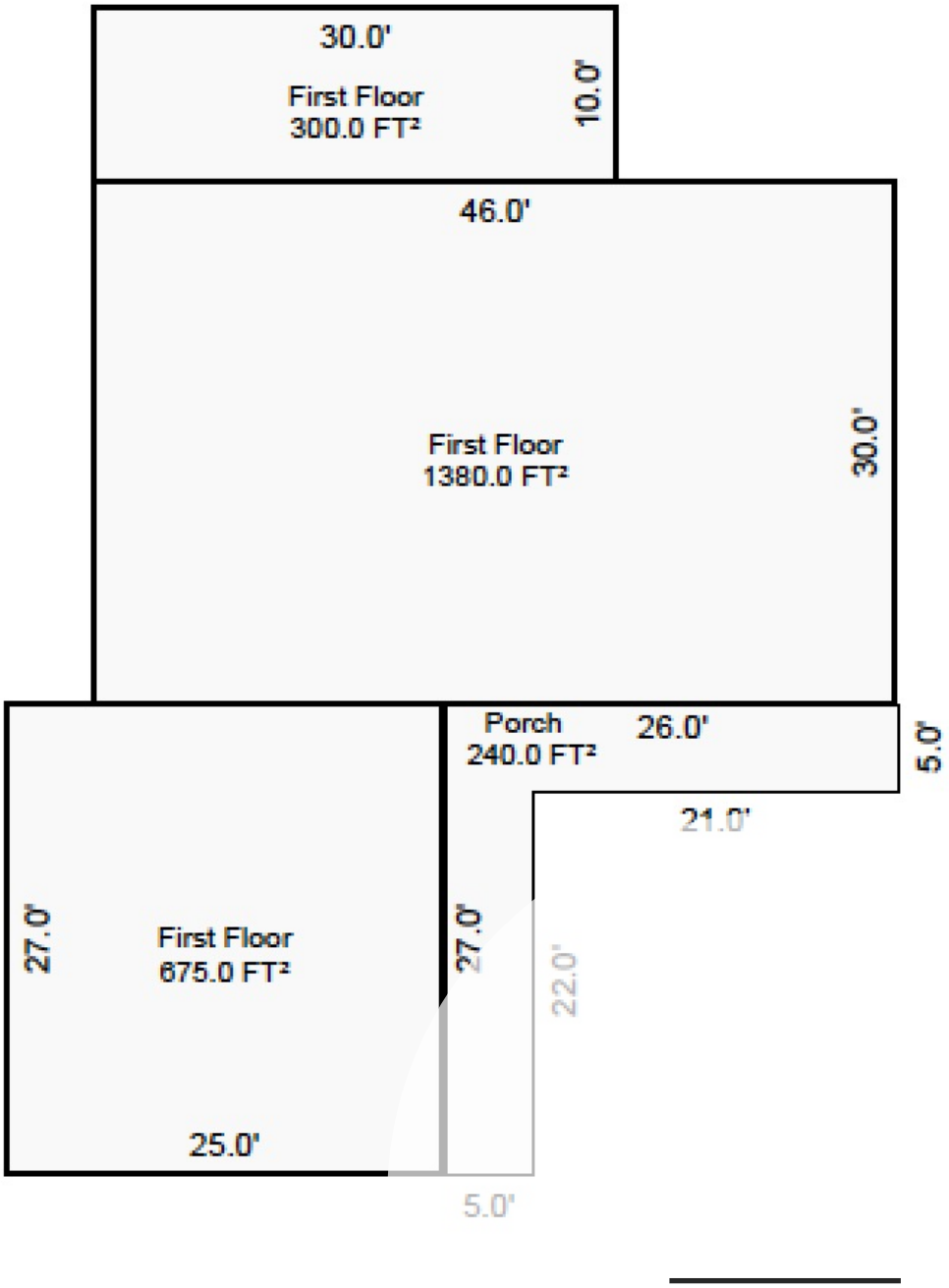
23 Pleasant Street

PROPERTY SPECIFICATIONS

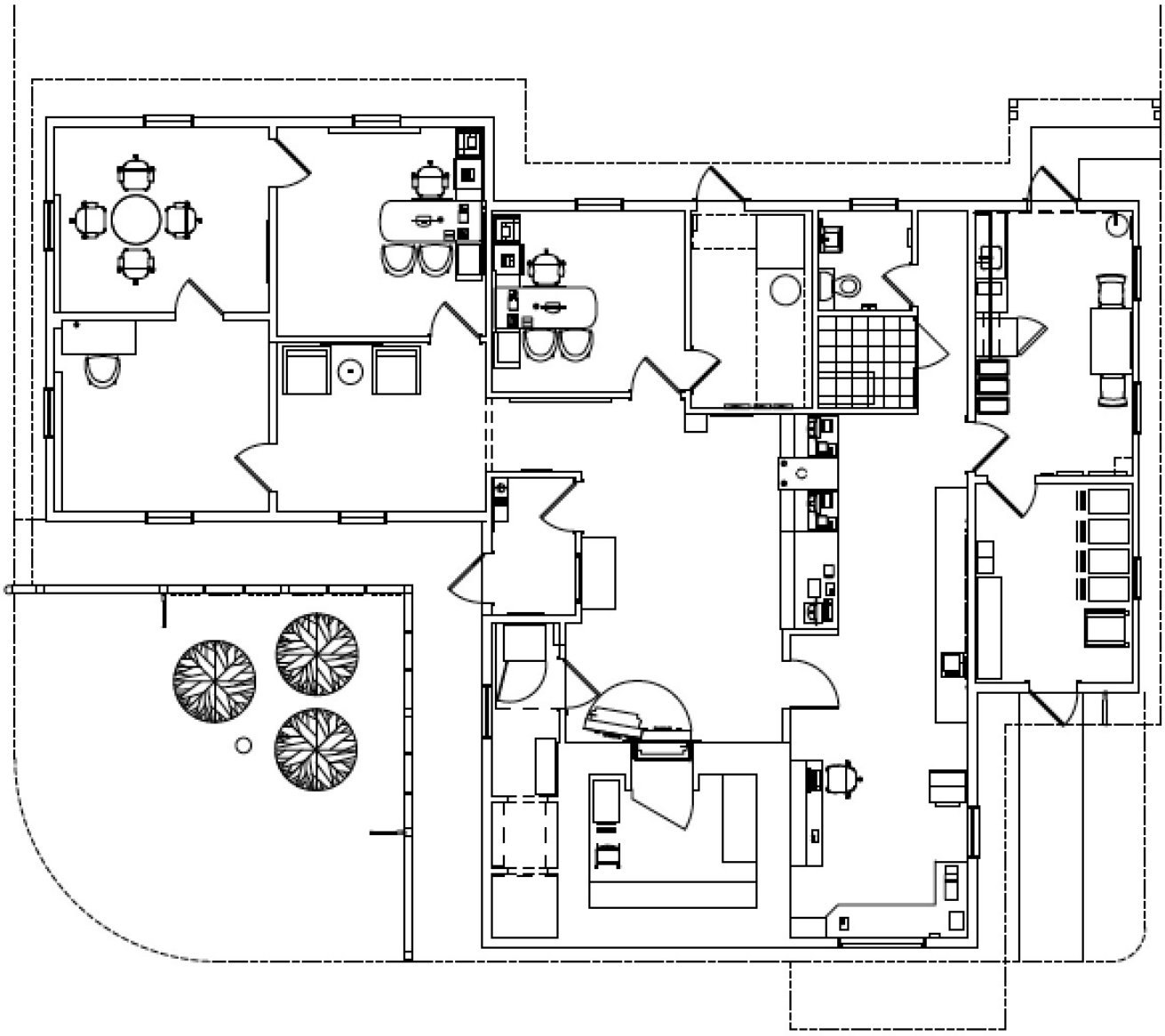
Building Size	2,355 sf
Land Size	.26 acres
Parking	8 striped
Access	Pleasant and Bridge
Street Frontage:	Corner Lot
Utilities:	Municipal Water/Sewer

Drive Thru:	Single Lane
Zoning:	Village Commercial
Taxes:	$10,775.32
ID #	PS002
Assessed Value:	$409,600
Availability:	Immediately

23 Pleasant Street



23 Pleasant Street



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