

FOR SALE

A FULL PACKAGE OPPORTUNITY

275 Hill Street, Barre, Vermont



Located within a neighborhood of homes this market has been in the family for generations. The owners are ready to retire. The attached residential house has been a convenience for the owners to be right on site running the store and building neighborhood memories with many families. The Trow Hill Grocery and Deli comes complete with a list of small equipment assets, a book of business from a dedicated community and offers everything from ice cream cones to a 10 door ice cold beer variety. (inventory sold separately) The home has two bedrooms on the main level and potentially a walkout basement bedroom or with a little reno could be a mother in law apartment. The lot in the back could be developed into another house or a duplex. So if your interest is developing or a work from home endeavor, this property is a must see.

SIZE:

2,760 SF with walkout basement on a .90 acre

PERMITTED USE:

Neighborhood market & housing

PRICE:

\$625,000

AVAILABLE:

Immediately

PARKING:

Some on site

LOCATION:

275 Hill Street, Barre, 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:

LINDA I LETOURNEAU

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BURLINGTON, VT 05401

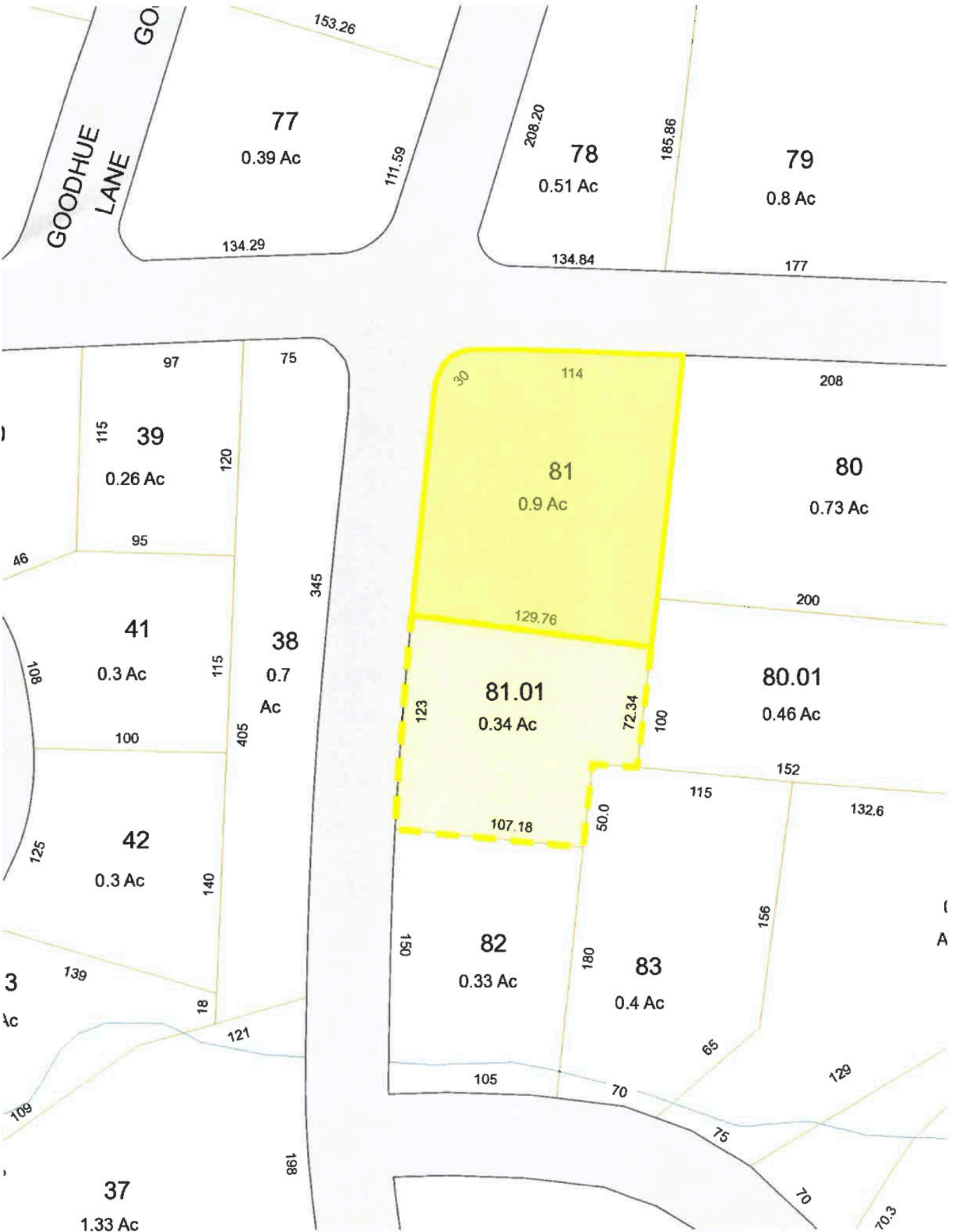
www.vtcommercial.com













TOWN OF BARRE

P O BOX 124
WEBSTERVILLE, VT 05678-0124
802.479.9391

PROPERTY TAX BILL

This is the only bill you receive. Please forward to new owner if property has been sold.

IMPORTANT - PLEASE READ
Any installment not paid when due becomes immediately delinquent. Installments paid 1 to 30 days late are payable to Town Treasurer together with a late payment charge of 5% of the amount of the delinquent installment. Any installment not paid within 30 days of due date will be placed in the hands of the tax collector. To the amount of the installment and the 5% late payment charge, the following will be added: a) collection fee of 8% of installment, b) simple interest from due date at the rate of 1% per month (annual rate 12%) on the amount of the installment and c) attorney fees and court costs, if any, incurred in collection. Postmarks determine payment date.

PARCEL ID	BILL DATE	TAX YEAR
033/081.00	08/20/2021	2021

Description: (.90 ACRES) COMBO MAP 33 LOTS 81 & 81-1
Location: 275 HILL ST

OWNER
BISSON EDWARD J & MARGARET G
275 HILL ST
BARRE VT 05641-3939

HOUSESITE TAX INFORMATION	
SPAN # 039-012-10384	SCL CODE: 012
TOTAL PARCEL ACRES	0.90
HOUSESITE VALUE	321,270
HOUSESITE EDUCATION TAX	3,948.09
HOUSESITE MUNICIPAL TAX	2,294.83
HOUSESITE TOTAL TAX	6,242.92

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE	HOMESTEAD	NONHOMESTEAD
REAL 442,530	321,270	121,260
TOTAL TAXABLE VALUE 442,530	321,270	121,260
GRAND LIST VALUES 4,425.30	3,212.70	1,212.60

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Municipal Tax	0.3981	x4,425.30=	1,761.71	HOMESTEAD EDUCATION	1.2289	x3,212.70=	3,948.09
Highway Tax	0.3140	x4,425.30=	1,389.54	NONHOMESTEAD EDUCATION	1.4620	x1,212.60=	1,772.82
Local Agreement Rate	0.0022	x4,425.30=	9.74	See reverse side for education tax rate calculation information.			
TOTAL MUNICIPAL TAX 3,160.99				TOTAL EDUCATION TAX 5,720.91			
MUNICIPAL STATE PAYMENT 0.00				EDUCATION STATE PAYMENT 1,620.08			
MUNICIPAL NET TAX DUE 3,160.99				EDUCATION NET TAX DUE 4,100.83			
				TAX SUMMARY			
				Municipal + Education			
				TOTAL TAX 8,881.90			
				TOTAL STATE PAYMENT 2,294.83			
				TOTAL NET TAX DUE 6,587.07			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT





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*

9/24/2015

