

# FOR SALE

## ICONIC BOWLING ALLEY, FUN CENTER, AND RESTAURANT

708 US Route 302, Berlin, VT



This iconic bowling and family fun destination has been serving Washington County for over SIX decades. The time has come for a new owner to take over this business and roll with it! Sales have previously topped \$1,800,000! We have a detailed financial breakout along with more details on the business to share with a signed non-disclosure agreement. Please get in touch for more details or to set up a showing.

**SIZE:**

28,515 +/- SF on 2.28 +/- Acres

**ZONING:**

Retail

**PRICE:**

\$1,975,000

**AVAILABLE:**

Immediately

**PARKING:**

115 Lined Spaces

**LOCATION:**

708 US Route 302, Berlin

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:

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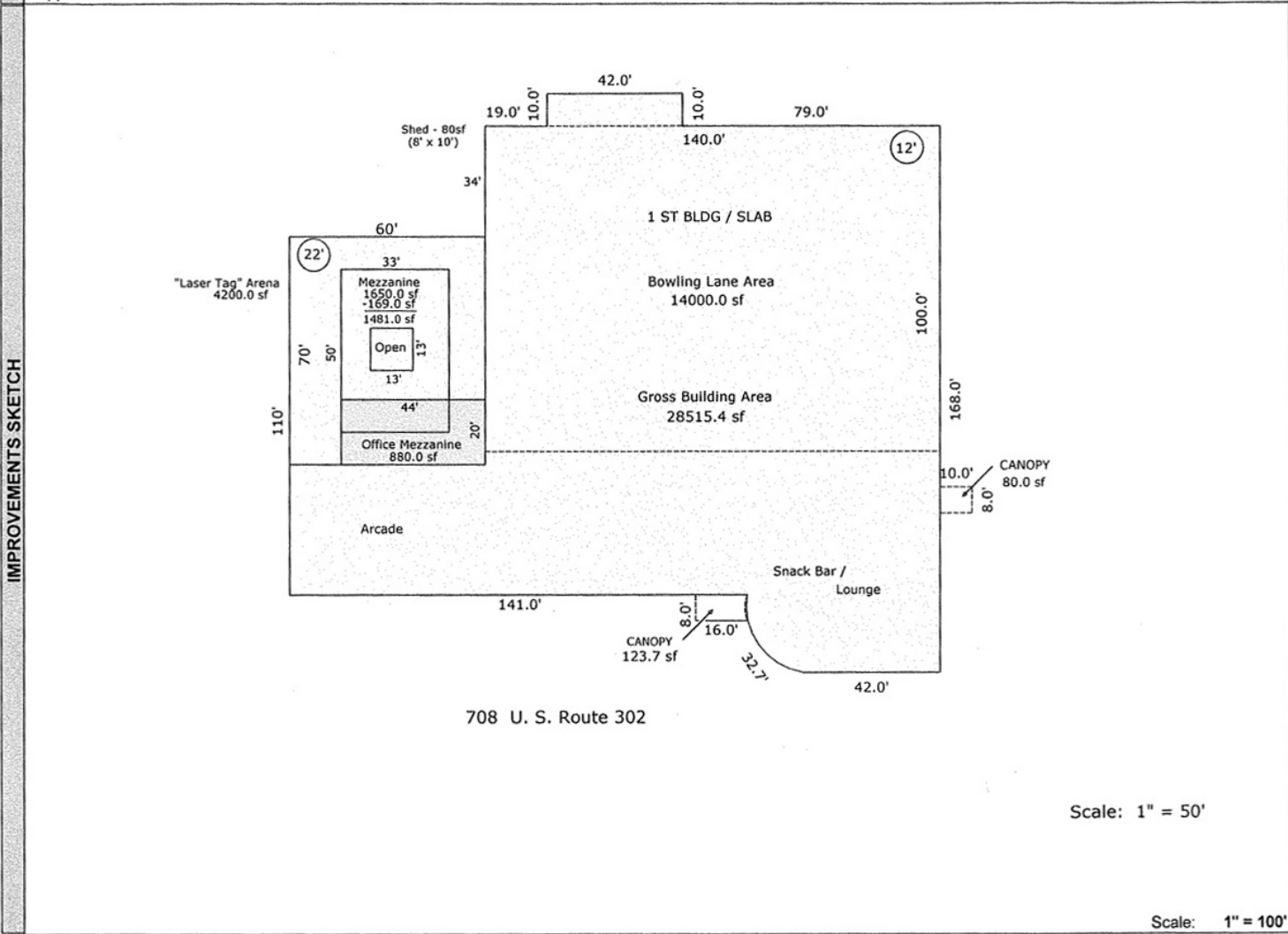
Itemized Property Costs					
From Table: MAIN Section 1		Town of Berlin		Record # 1293	
Property ID: US302-048		Span #: 060-018-10955		Last Inspected: 05/28/2014	
				Cost Update: 07/19/2014	
Owner(s): RL PROPERTIES LLC		Sale Price: 0		Book: 141	Validity: No Data
Address: 708 US RT 302		Sale Date: 09/21/2017		Page: 188	
City/St/Zip: BERLIN VT 05641		Bldg Type: No Data		Quality: 0.00	
Location: 708 US RT 302		Style: No Data		Frame: No Data	
Description: 2.28 ACRES & BOWLING ALLEY		Area: 0		Yr Built: 0	Eff Age: 0
Tax Map #: U02-003.000		# Rms: 0		# Bedrm: 0	# Ktchns: 0
		# 1/2 Bath: 0		# Baths: 0	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
AC Total	2.28	1.00	1.25		625,000
Total	2.28				625,000
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	n / n	Typical	Average		5,000
Sewer	n / n	Typical	Average		5,000
Pavement & Lsp	n / n				25,000
Total					35,000
OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate.	Extras
Indoor Game Facility	y / y	70	28515	38.24	1,090,414
Total					1,090,414
TOTAL PROPERTY VALUE					1,750,400
<b>NOTES</b>					
Land valuation based upon size, location and highest & best use. Lot sits above main road and flood hazard area with good visibility from main highway. Site graded for location just south of most intense commercial traffic / properties. Small area to the north of the building has a miniature golf course that has fallen into disrepair (no value). Pavement area in front (west) of building in average condition - pavement to the south requires crack sealing or resurfacing.					
Structure value based upon size, condition and utility. Base value from Marshall Valuation Service (MVS) Section 16 Page 22; Class S, Average quality pre-engineered "Bowling Center" building with a base cost of \$ 58.40 per square foot. Please refer to the manual for a more complete description of the structure, fit-up and use.					
Adjustments to this base have been converted to a value per gross building square foot as follows:					
Wet Sprinklers - (MVS Section 16 Page 24): \$ 3.31					
The following multipliers were applied to the gross value per square foot, based upon the building configuration:					
12' Avg Wall Height - (MVS Section 16 Page 25): 0.889					
748' Perimeter Adjustment - (MVS Section 16 Page 25): 0.986					
The structure was originally built in 1961 with some recent work on the facade. The structure has been maintained and does not appear to have any functional inadequacies. Overall considered to be 70% good.					
More notes on the next page -					

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Tax Map #: U02-003.000		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
<p>Property value was grieved in 2009. Values were not changed, grievance denied.</p> <p>On AUGUST 26th 2009 Board of Civil Authority met and affirmed values by Listers Appeal was Denied. Listers value was confirmed at \$1,580,600.</p> <p>2014 - Followed up on the April 12, 2013 approved Zoning Permit. Physical changes include a pre-engineered, metal building addition of a 60' wide x 70' deep, 2 story space behind the game room (NW rear of existing bldg), with a small office space on the second floor (880sf) with no heat on the upper level. Majority of the addition is low-cost finish, "laser tag" game room with a plywood mezzanine and space heat. Little fit-up, no plumbing and good insulation package. No change in the land value. Building value (both base cost and percent good) retained as it was due to fit-up with only addition being the 4,200 sf of building area and the mezzanine office-space added to the base at \$ 12.50 sf after depreciation resulting in a value-pe-sf or \$ 38.24 net. No value added for the laser tag mezzanine due to the special-purpose design with few other applications and low-cost frame/finished materials.</p>					

# SKETCH/AREA TABLE ADDENDUM

Parcel No US302-048

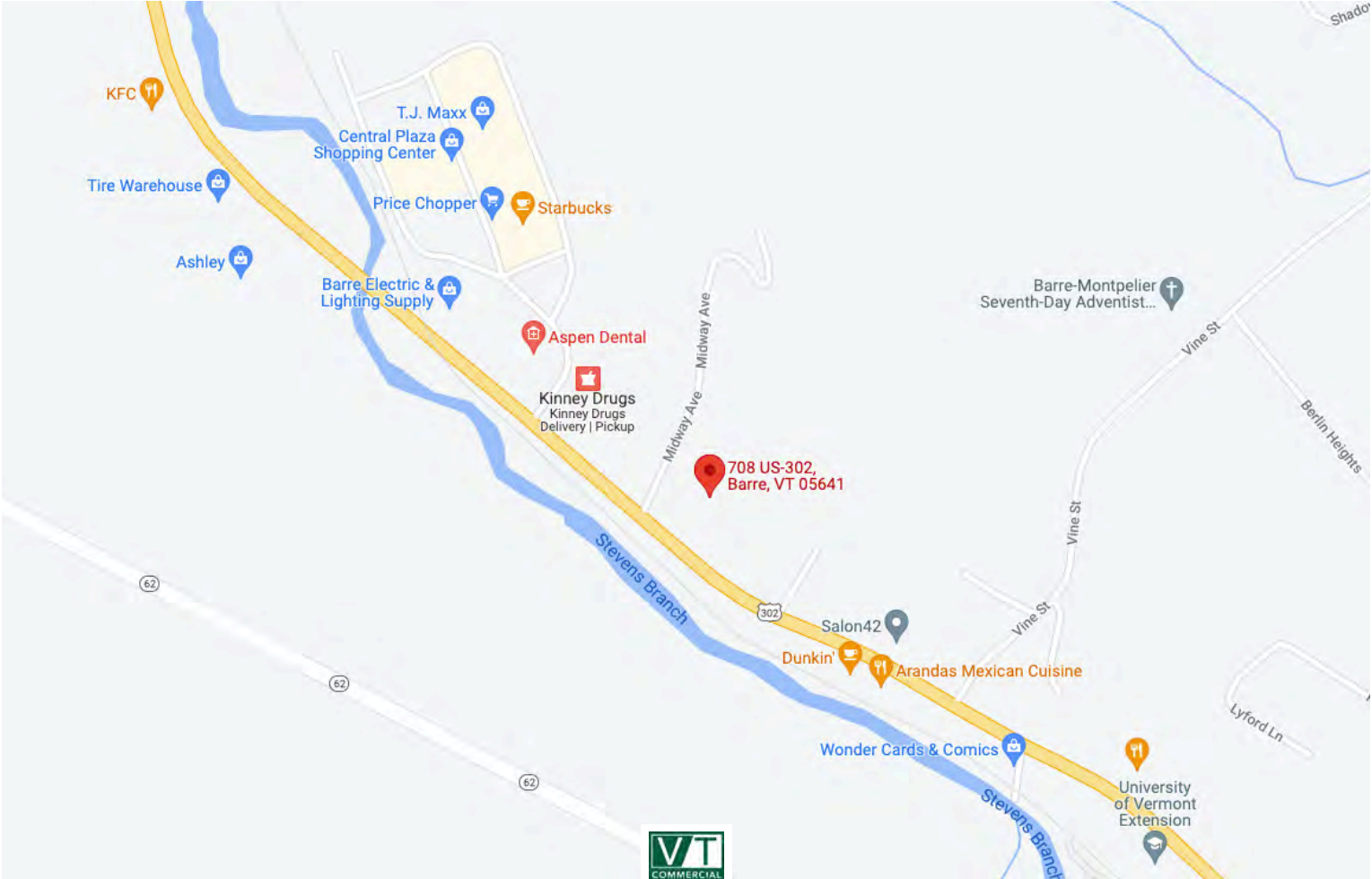
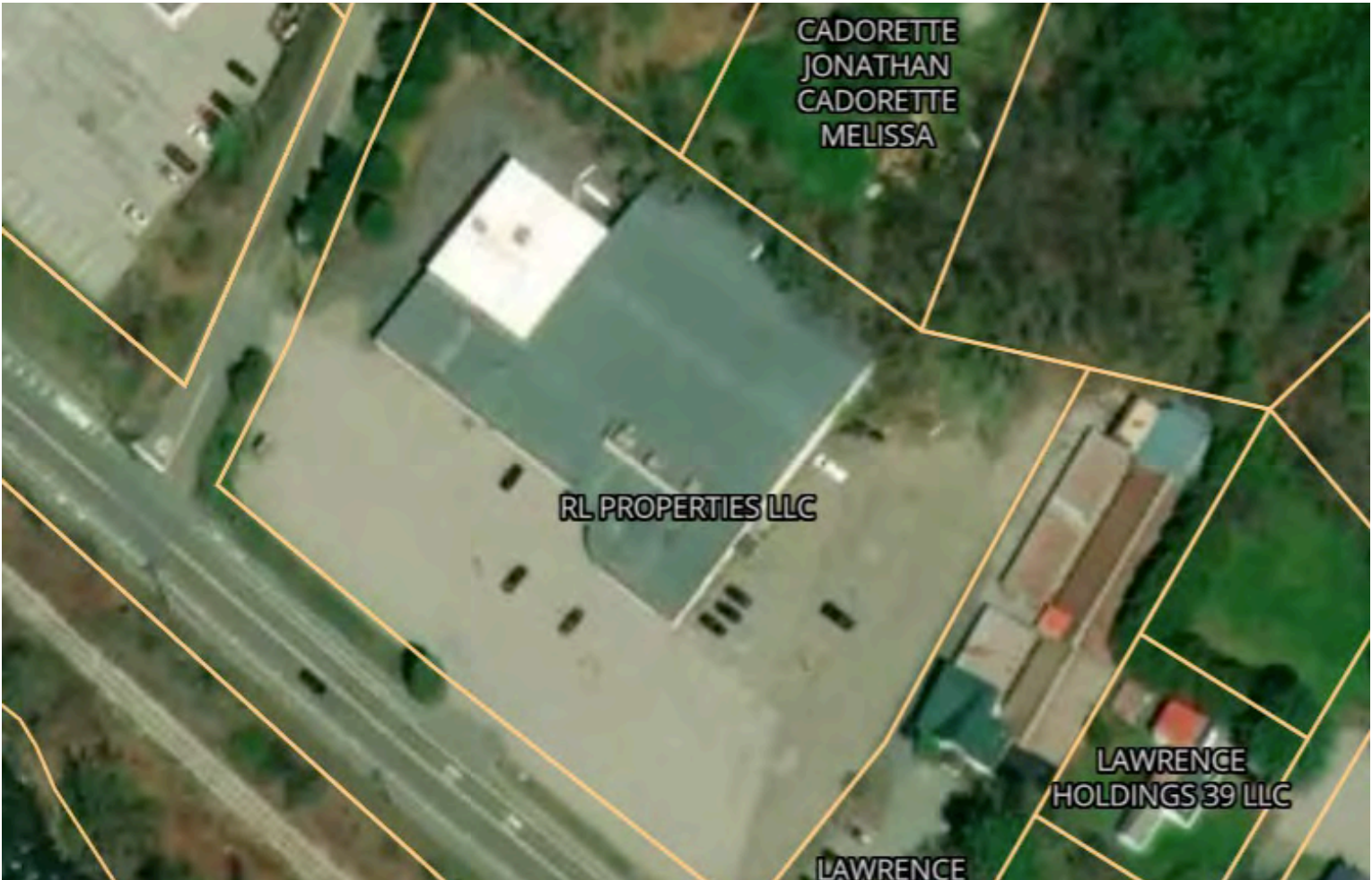
SUBJECT	Property Address		
	City	State	Zip
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	
	OTH	Storage	1.00	28515.43	747.7	28515.43	
						Comment Table 2	Comment Table 3











# 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