

FOR SALE OR LEASE

HIGH TRAFFIC RETAIL SITE

431 Woodstock Road, Woodstock, Vermont



VT Commercial is pleased to offer this 1,824 SF stand alone building on a .65 acre lot for sale or lease. This location provides major visibility from Route 4/ Woodstock Road. Its a former bank site with 2 drive up lanes (banking use is permitted). Single story, masonry building with full basement. Layout currently consist of former walk up teller counter with 2 drive up lanes, tile carpet flooring with two full glass offices and one conference room. ATM spot is boarded up but could be reactivated by a bank. Safe and deposit boxes still in place. Basement has a wide open office area, two bathrooms, furnace/utility room, & another safe room. Taxes are \$9,911.96. *** recent sprinkler head froze and caused internal damages. Walls have been stripped to the studs and space are ready for insulation and sheetrock.

SIZE:

1,824 SF on .65 Acre

PERMITTED USE:

Commercial, Light Industrial

PRICE:

\$650,000 or lease at \$5,000/mo NNN plus utilities

AVAILABLE:

Immediately

PARKING:

On site

LOCATION:

431 Woodstock Road, Woodstock

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

802-343-2107

linda@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
[] *Declined to sign*

Printed Name of Agent Signing Below

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Signature of Consumer

Date
[] *Declined to sign*

9/24/2015

