

FOR SALE

COMMERCIAL WAREHOUSE ON ROUTE 7

1945 US Route 7, Ferrisburgh, Vermont



Located conveniently on Route 7, just before Vergennes. Offering a 9,600 SF metal Butler building (160' x 60') built on two acres of land around 1989. On site septic for 2 people, 30 gpd, ww-9-0059-1 dated 2/19/2011. 615' frontage on Route 7. On site well. Four 14' overhead doors and Two 12' OHD's, concrete flooring, electrical feeds: 400 AMPs 240 V and 225 AMPs, height around 18'-20'. High visibility from Route 7 – a major traffic route. Has been winterized since 2017. Building will be sold vacant and in the “as -is” condition. Water has been shut off, no sign of roof leaking, some water coming in under overhead doors. Some electrical not on, some electric overhead doors don't work. Property has been heated by “used oil system”. This system has not been used since winterized. Seller has no knowledge of condition. RE Taxes \$6,153. Span #228-073-11653, Parcel ID 15/01/04.1.

SIZE:

9,600 SF on 2 Acres

PERMITTED USE:

IND-2 Industrial District

PRICE:

\$1,250,000

AVAILABLE:

TBD

PARKING:

Some on site

LOCATION:

1945 US Route 7, Ferrisburgh

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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|----------------------------|---------|
| 8. Building height maximum | 35 feet |
| 9. Lot coverage maximum | 40% |

Section 4.5 Industrial District (IND-2)

A. Purpose

It is the policy of this district to provide an area for limited growth of new industry and the continuation of the present industrial uses. Industrial use shall be subject to review to protect residential amenities. They shall be located with easy access to highway and rail services. The size of the industrial uses shall be restricted to protect the residential character in adjoining districts. It is recommended that access to all land areas be limited in number to promote safety and to ease traffic flow on public roads. A minimum lot size of two (2) acres is required for these areas.

B. Permitted Uses

The following uses are permitted in the IND-2 District

1. Accessory dwelling unit.
2. Home Occupation or Business I

C. Conditional Uses

The following uses may be permitted in the IND-2 district as conditional uses by the Zoning Board in accordance with these regulations.

1. Warehouse
2. Public utility
3. Enclosed service and repair
4. Freight and trucking terminal
5. Contractor's yard
6. Warehouse
7. Public garage
8. Parking lot
9. Accessory use
10. Storage trailer or Shipping container
11. Public utility power generating plants and transmission lines
12. Manufacturing Facility

D. Dimensional Standards

- | | |
|--|--|
| 1. Minimum lot size | 2 acres |
| 2. Minimum acreage required for each dwelling unit or primary use | 2 acres |
| 3. Lot frontage and lot width minimum | 200 feet |
| 4. Lot depth minimum | 300 feet |
| 5. Front yard minimum | 100 feet |
| 6. Front yard minimum on Route 7 between Route 22A and railroad tracks | 200 feet |
| 7. Rear yard minimum | 50 feet, or 100 feet from abutting residential districts |
| 8. Side yard minimum | 25 feet, or 100 feet from abutting residential districts |
| 9. Building height maximum | 35 feet |
| 10. Lot coverage maximum | 40% |

Section 4.6 Shoreland District (SD-2)

A. Purpose

Generally this district includes concentrations of existing commercial and residential uses, and nonconforming, previously established parcels, adjacent to large, substantially undeveloped tracts of land. It is recommended that development in this area be considered in the context of a PUD with detailed



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*

Date

9/24/2015

