

FOR SALE

CENTRAL VERMONT INN WITH APARTMENT BUILDING

Confidential Listing

This offering consists of a boutique lodging property, along with a sizable apartment building, located along a central corridor within the downtown area of a prominent Vermont City. The property includes two separate buildings totaling approximately 19 guest rooms. Originally constructed in the early 19th century, the buildings have been thoughtfully adapted for hospitality use while maintaining a traditional residential scale and historic character. The property is situated within close proximity to the city's downtown commercial district, providing convenient access to restaurants, shops, government offices, and cultural amenities.

The surrounding community offers a walkable downtown environment and serves as a gateway to a variety of outdoor recreation and tourism destinations in the surrounding region, making it an appealing destination for visitors throughout the year. The property benefits from its proximity to key civic and downtown attractions that draw consistent visitation to the area.

Situated behind the inn is a separate 10-unit apartment building that provides an additional residential component to the property. The apartment building offers long-term rental housing and contributes a consistent income stream alongside the lodging operations of the inn.

Based on current operations, the property is generating approximately \$330,000 in annual cash flow from a combination of hospitality revenue and residential rental income. As with any investment property, prospective buyers should conduct their own due diligence to verify financial performance.

Please contact us for additional information or to schedule a tour.

SIZE:

Confidential

USE:

Inn, Restaurant and Apartments

PRICE:

\$3,250,000

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

Confidential

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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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*