

FOR SALE

QUECHEE GORGE VILLAGE

10 Quechee Gorge Village Drive, Quechee, VT



A prominent commercial destination in the heart of Quechee's Route 4 tourism corridor, 10 Quechee Gorge Village Drive comprises approximately 9.47 acres supporting an established multi-tenant retail and visitor-oriented complex. Located moments from Quechee Gorge and convenient to Woodstock, White River Junction, and the greater Upper Valley, the property offers strong visibility, ample on-site parking, and a unique destination setting suited to retail, hospitality, food and beverage, and tourism-related uses. Traffic Count: $\pm 9,000$ ADT on U.S. Route 4.

SIZE:

Total SF estimated to be between 30,000 - 40,000 +/- SF (TBD)

9.47 +/- acres (parcel is currently 19.47 +/- acres - 10 acres to be subdivided into a separate parcel prior to sale).

USE:

Commercial/Retail

PARKING:

Ample On-site

PRICE:

\$5,500,000 (2026 Taxes estimated at \$115,800)

AVAILABLE:

Immediately

LOCATION:

10 Quechee Gorge Village Drive, Quechee

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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Additional Property Information

The property is associated with Quechee Gorge Village, a well-known Upper Valley visitor and retail destination featuring a mix of specialty shops, antiques, Vermont-made products, food and beverage offerings, and family-oriented attractions. The Vermont Antique Mall alone occupies a roughly 17,000-square-foot barn with hundreds of dealer booths.

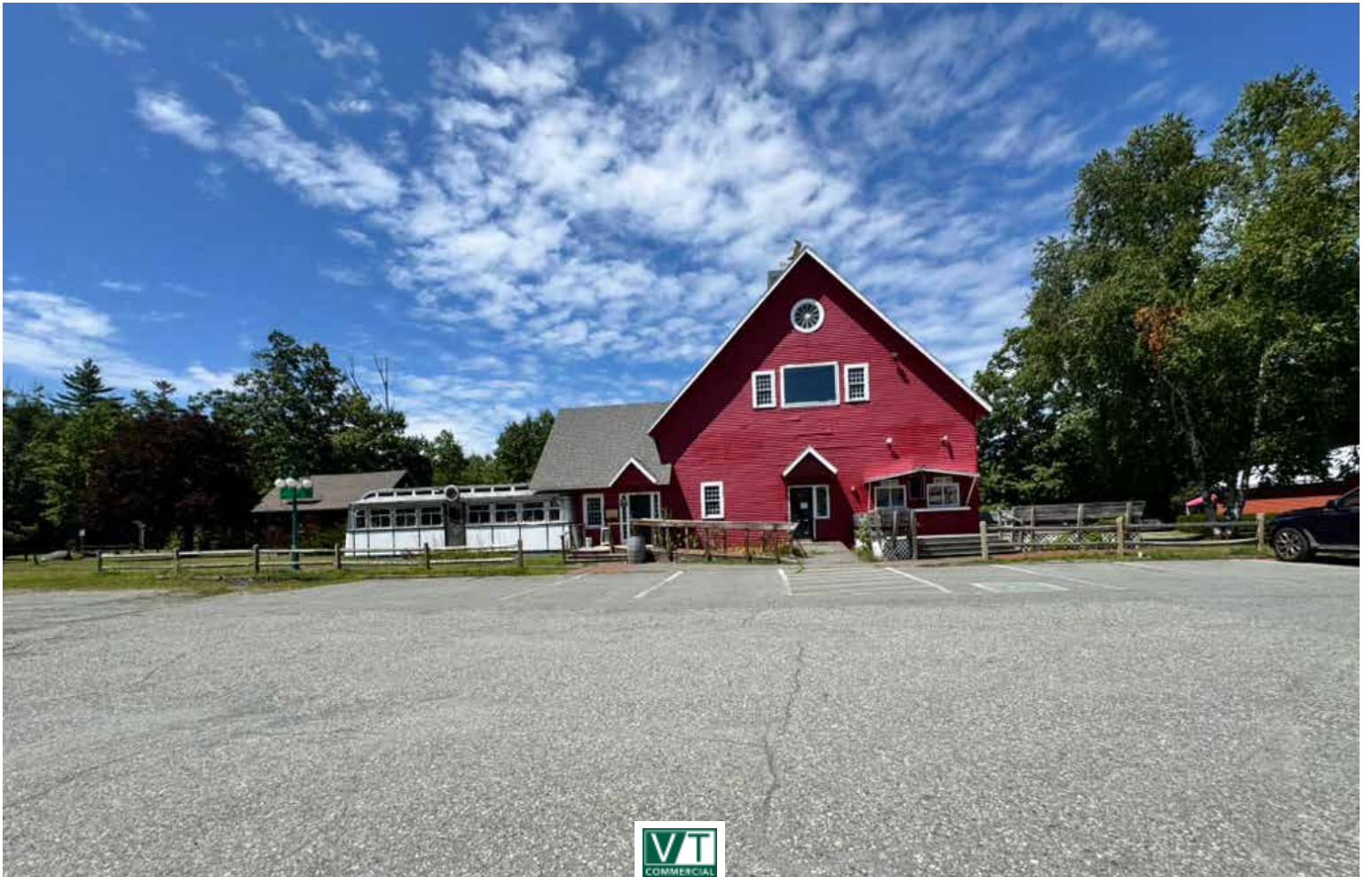
Its location benefits from proximity to Quechee Gorge, Quechee State Park, Woodstock, and the broader Upper Valley tourism market. The site includes substantial developed areas for buildings, parking, and internal drives; a current Vermont stormwater permit identifies approximately 3.75 acres of impervious area associated with the Quechee Gorge Village property.

Walking distance to Quechee Gorge and Quechee State Park.













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