

FOR SALE

KENDALL BUILDING AND ROCHESTER CAFE

55 North Main Street, Rochester, VT



Situated in a prime location in the town of Rochester, this historic building offers multiple income streams, including restaurant, retail, residential and Airbnb revenue. Built in approximately 1860, the property contains seven rentable units, including the Rochester Cafe (currently closed), a licensed restaurant with 45 +/- seats inside, and a further 30 seats on the porch (in-season); an attached Country Store with open retail space, wood floors, high ceilings and large storefront windows; two apartments above the store and cafe; two Airbnb units; and a commercial/retail space.

SIZE:

7,966 +/- SF plus 800 +/- SF Restaurant Porch (not including basement level) on .77 +/- acres

USE:

Commercial, Restaurant, Cafe, Retail, Office, Rental, Airbnb

PRICE:

\$1,250,000.00 (Property Taxes \$10,572)

AVAILABLE:

Immediately

PARKING:

Fourteen (14) on-site parking spaces

LOCATION:

55 North Main St., Rochester

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:

YVES BRADLEY

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www.vtcommercial.com

KENDALL BUILDING AND ROCHESTER CAFE

Additional Property Information

The building retains many of the 19th century features that were typical of a 19th-century Vermont village commercial block, and is a significant part of scenic Rochester's village center and streetscape. City water and sewer , newly painted, new 26.4 KW Solar Peak Power System installed, basement recently expanded with new areaway, new HVAC for commercial space, new plumbing in all renovated areas, new electrical systems throughout. Financial information available upon request. This property has been fully redone in a manner that spared no expense, and brought the building back to its full beauty and potential. The Cafe has been a central feature of community life in Rochester, and the community is keeping the spirit alive with free coffee and pastries on the Cafe porch every weekend this summer, attracting locals and the numerous visitors who pass through Rochester every week. Come see it and realize your dreams!

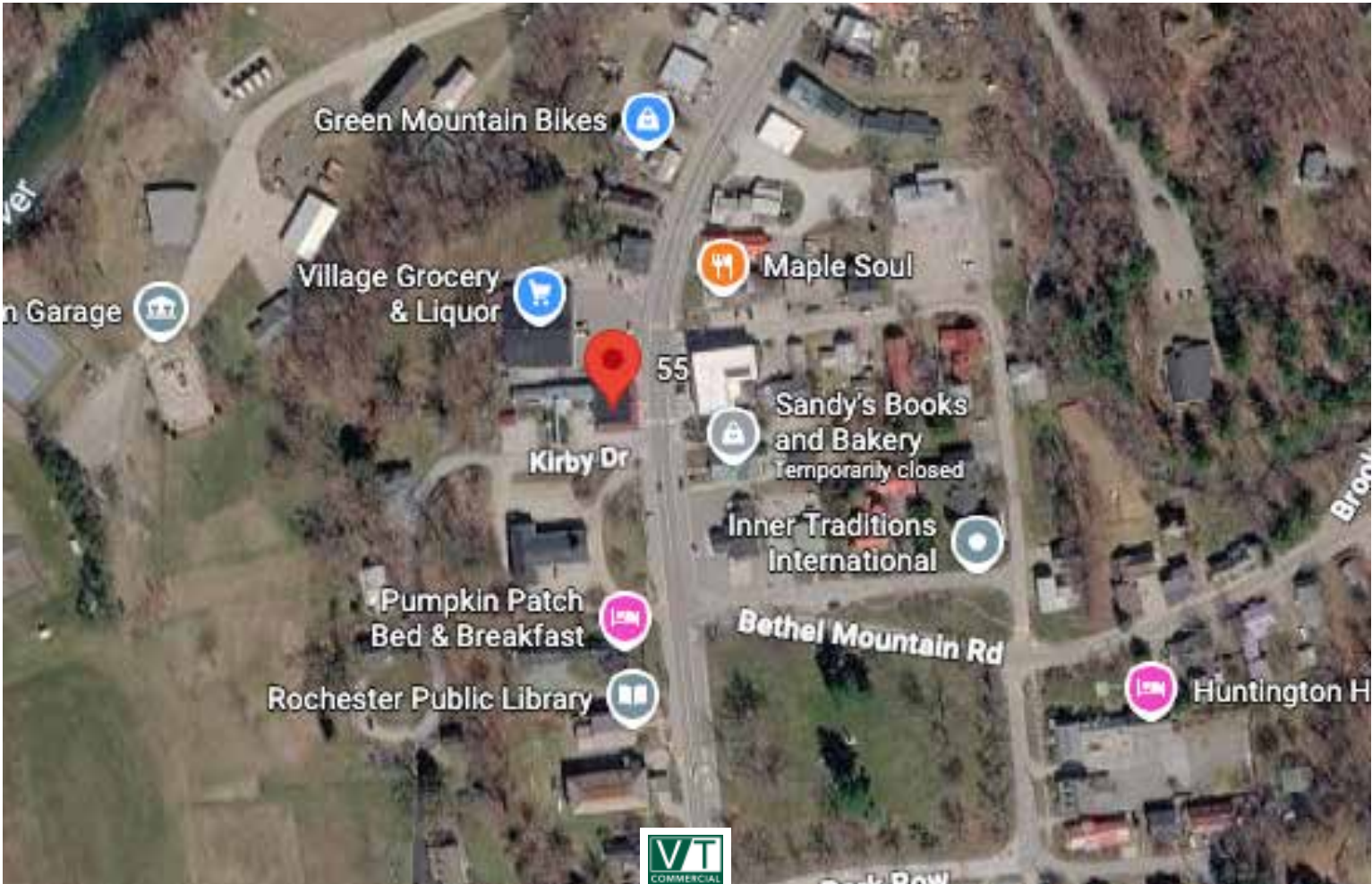














Vermont Real Estate Commission Mandatory Consumer Disclosure



[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