

FOR SALE

RICHMOND MIXED-USE INVESTMENT PROPERTY

39 Esplanade Street, Richmond, VT



Unique opportunity to acquire a mixed-use investment property in Richmond featuring an established restaurant on the first floor and two residential units on the second level. The approximately 3,174 SF, two-story building sits on 0.46 acres and offers a diversified combination of commercial and residential income potential. The current restaurant operator is the property owner and is willing to enter into a long-term leaseback at closing, providing an incoming investor with the opportunity for established commercial tenancy alongside residential rental income.

SIZE:

3,174 +/- SF

USE:

Mixed Use

PRICE:

\$1,150,000

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

39 Esplanade Street, Richmond, VT

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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www.vtcommercial.com

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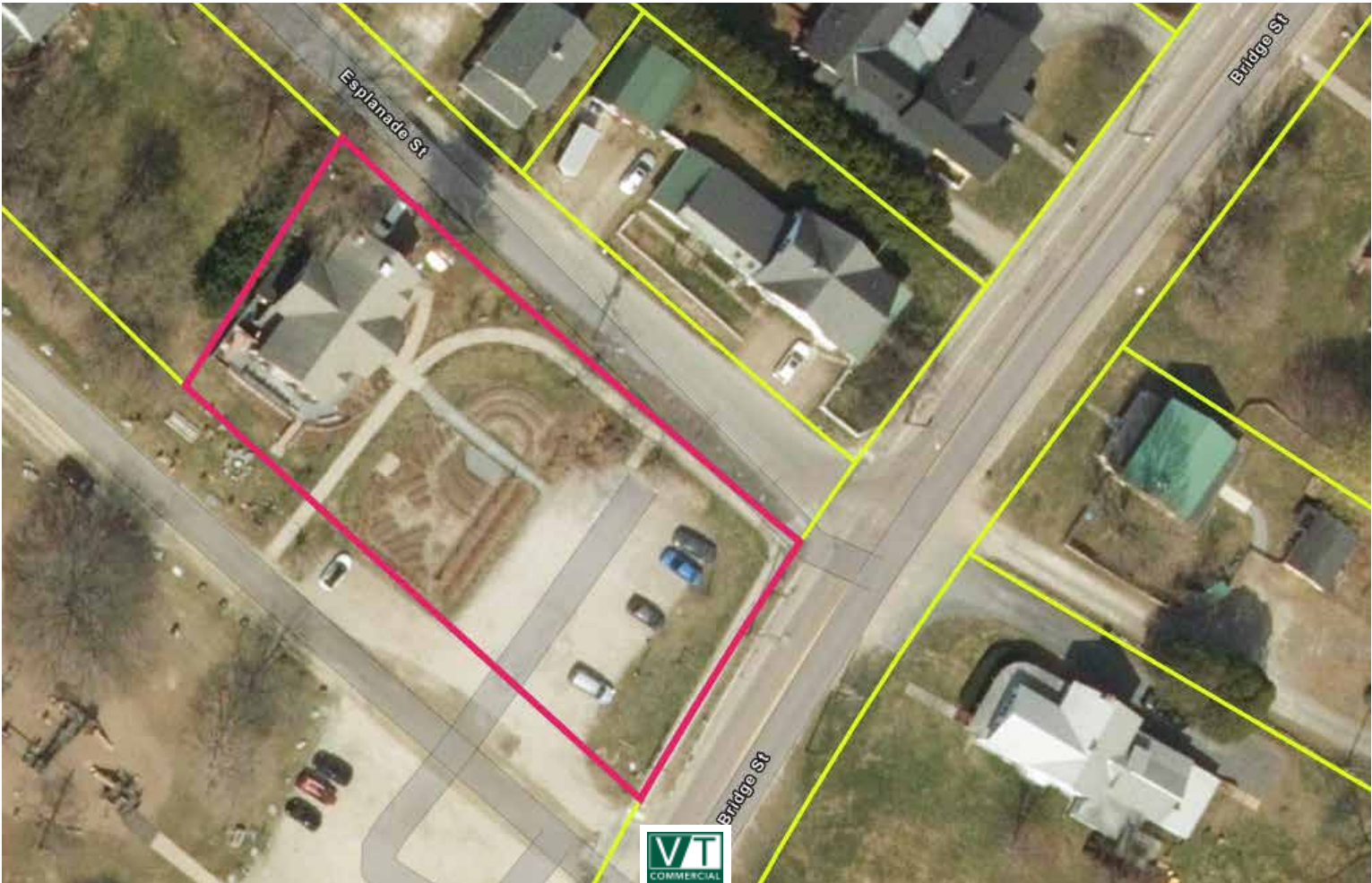
Additional Property Information

Property Highlights:

- Approximately 3,174 SF two-story building
 - 0.46 +/- acre site
 - First-floor restaurant space
 - Seller currently operates the restaurant
 - Seller willing to execute a long-term leaseback at closing
 - Two second-floor residential units, One 2BD 1BA, One 1 BD 1BA
 - Diversified commercial and residential income opportunity
 - Built in 2007
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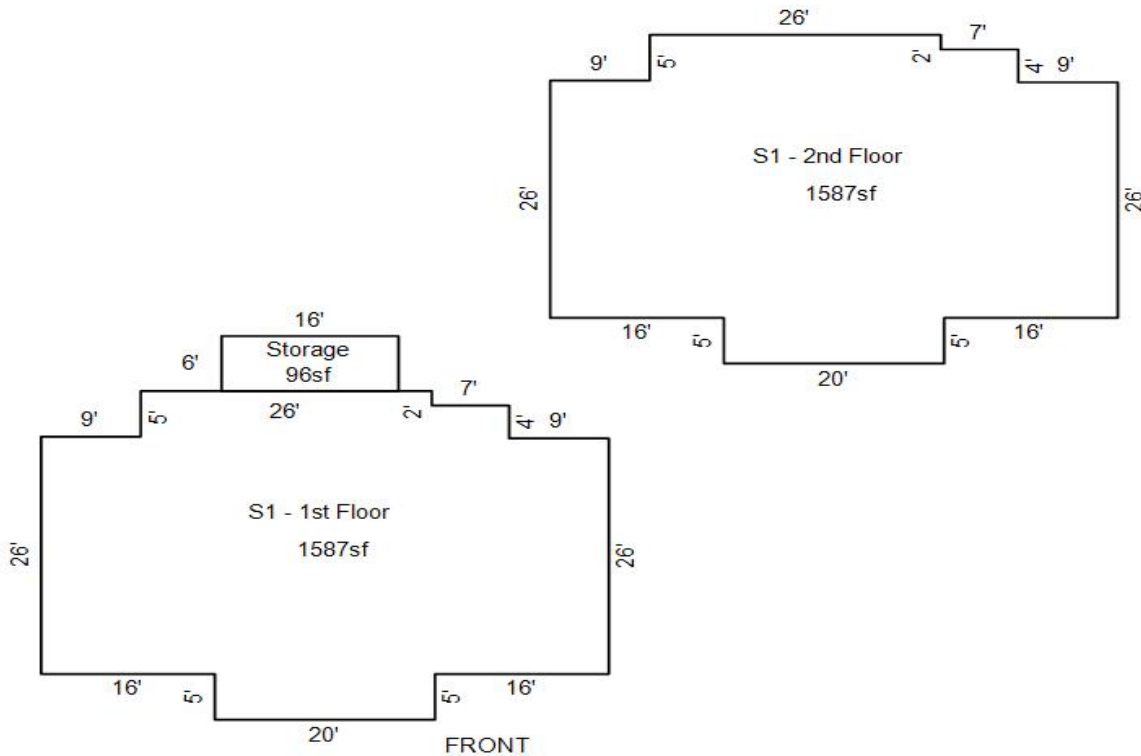
Richmond, VT - Property Database - Detail Result

Last Updated: June 30, 2026 | Official copies of data must be obtained at the Richmond City Office.

Owner Information				Parcel Value Information			
Parcel	ES0039			Land Value	343,500	Homestead	771,800
Owner	PINEMARTEN PROPERTIES LLC			Dwelling Value	403,300	Housesite	771,800
	1123 MAIN STREET			Site Imprvmnt	25,000		
	FAIRFAX, VT 05454			Outbuildings			
Location	39 ESPLANADE			Total	771,800		
Sec/TWP/Range	COMM						
Descr							
Parcel Information							
NBHD	1	SPAN	519-163-11296				
Acres	0.46	Status	A - Active				
Sales Information							
Book	273	Sale Date	2024-06-14				
Page	638-639	Sale Price	750,000				

BUILDING	Total Rooms	6	Year Built	2007	Building SF	3174.00	Energy Adj	Good	Roughins	1
	Bedrooms	3	Effect Age	16	Quality	3.50	Bsmt Wall	Conc 8in	Plumb Fixt	14
	Full Baths	2	Condition	Average	Style	2 Story	Bsmt SF		Fireplaces	1
	Half Baths	2	Phys Depr	15	Design	Two Story	Bsmt Fin	1	Porch	
	Kitchens	3	Funct Depr		Bldg Type	Single	Bsmt Fin SF		Gar/Shed	
			Econ Depr							
	Notes									
LAND	Land	1	Area	0.46	Grade	1.50	Frontage	Depth		

Sketch





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

9/24/2015

