

FOR SALE

TIMBER FRAME RETAIL & WAREHOUSE BUILDING

4663 US-2, East Montpelier, VT



One- and partial two-story timber-frame light industrial building containing approximately 5,400 SF, with roughly 21% finished as office and showroom space.

Additional improvements include a 240 SF covered front porch, a 960 SF rear overhang used for storage, a 120 SF attached generator shed, four detached 10' x 20' storage sheds totaling approximately 800 SF, a 20' x 100' open-sided canopy providing approximately 2,000 SF of covered storage, and a 260 SF storage mezzanine.

SIZE:

5,400 +/- SF Plus Storage on 3.5 +/- Acres

USE:

Commercial

PRICE:

\$1,300,000

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

4663 US-2, East Montpelier, 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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Listing courtesy of John Beal of Vermont Business Brokers

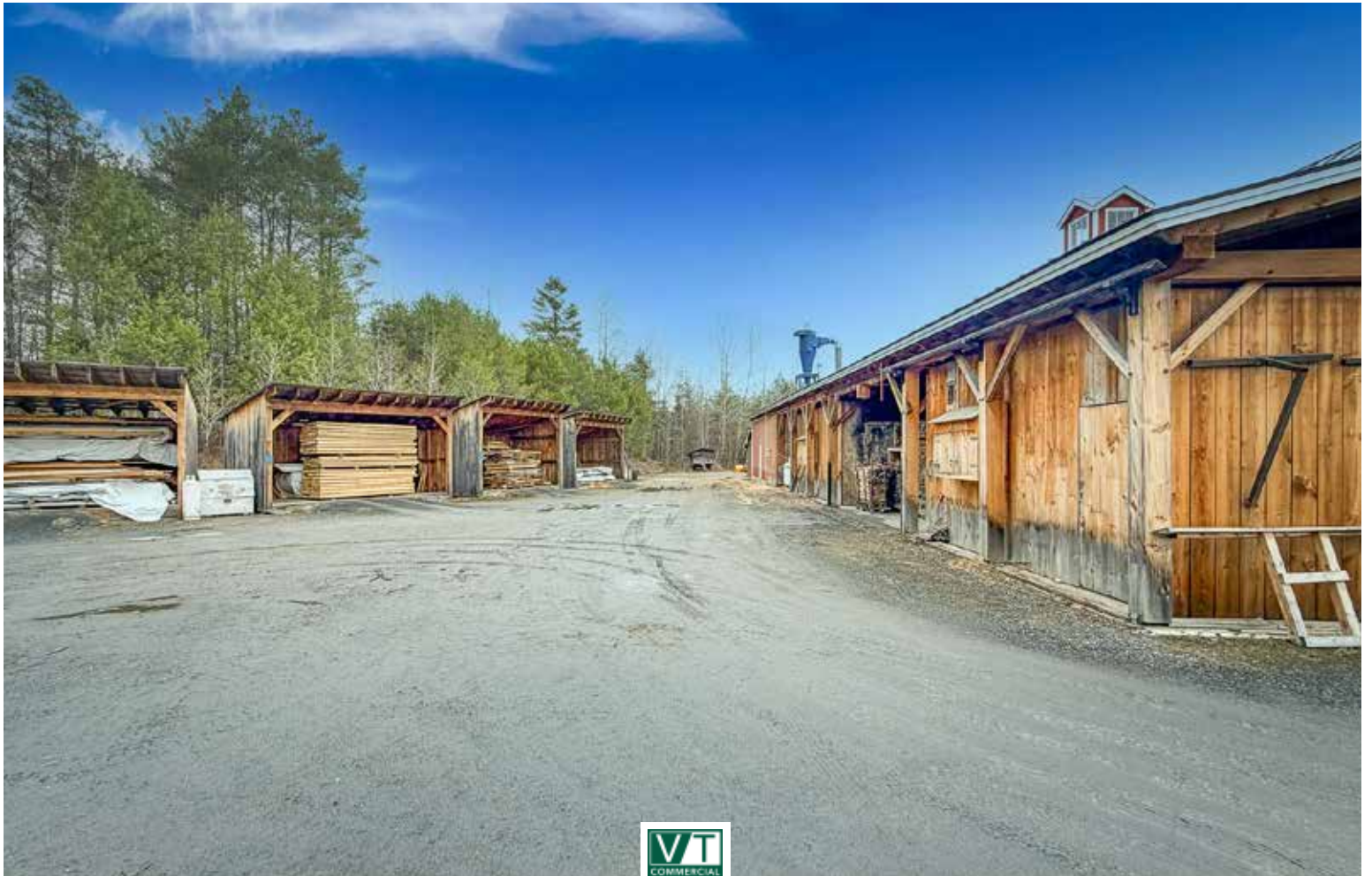
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Additional Property Information

The site is well configured for continued industrial, construction-related, or trade use. The land surrounding the main building is primarily gravel and is currently utilized for parking, circulation, and material storage. Several unheated storage structures are also located on-site and are presently used for lumber storage.

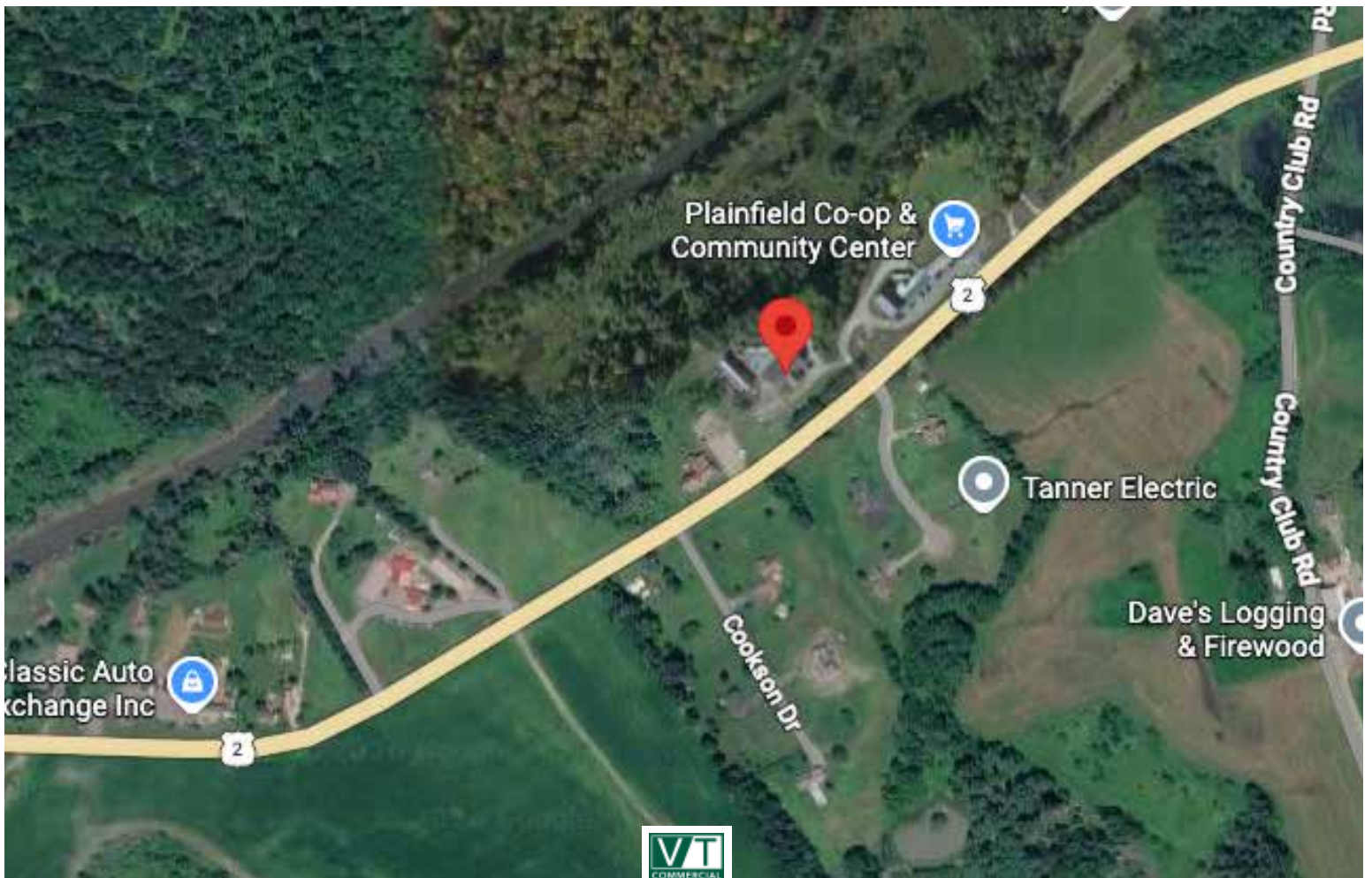
The property benefits from its location in East Montpelier, a Central Vermont community just outside Montpelier and within convenient reach of Barre, Plainfield, and the broader Washington County market. US Route 2 is one of the area's key east-west corridors, providing strong visibility and access between Montpelier and St. Johnsbury. East Montpelier's commercial and industrial development is concentrated largely along the US Route 2 and VT Route 14 corridors, making this a well-positioned site for a business requiring road exposure, truck access, outdoor storage, and proximity to regional customers and suppliers.













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

