

FOR SALE

MULTI-BUILDING COMMERCIAL / INDUSTRIAL PROPERTY

72 & 74 Munsill Avenue, Bristol, VT



Unique opportunity to acquire two versatile commercial buildings within the established Bristol Works campus in Bristol. The property offers approximately 35,065 SF across two freestanding buildings with a mix of manufacturing, production, warehouse, office, and garage space. Existing tenancy provides an income-producing component, while portions of the property offer flexibility for future owner-users or investors. Conveniently located within Bristol village with access to Route 116.

SIZE:

35,065 +/- SF

USE:

Light Industrial / Manufacturing / Office

PRICE:

\$3,600,000

AVAILABLE:

Upon Sale

PARKING:

On Site

LOCATION:

72 & 74 Munsill Avenue, Bristol, 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:

JOHN BEAL

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BURLINGTON, VT 05401

www.vtcommercial.com

Additional Property Information

Property Highlights:

- Two freestanding commercial buildings
 - 74 Munsill Avenue: approximately 24,645 SF
 - 72 Munsill Avenue: approximately 10,420 SF
 - Mix of manufacturing, production, warehouse, office, and garage space
 - Mixed owner-occupied and tenant-occupied property
 - Existing occupants include a furniture manufacturer, school offices, and the Bristol Police Department
 - Fully sprinklered buildings
 - Ceiling heights ranging from approximately 9' to 21'
 - Paved and lined parking with additional gravel overflow parking
 - Municipal water and shared septic
 - LP-fired HVAC
 - Village Mixed (VM) zoning
 - Solar renewable-energy Power Purchase Agreement benefits the campus
 - Convenient access to Vermont Route 116
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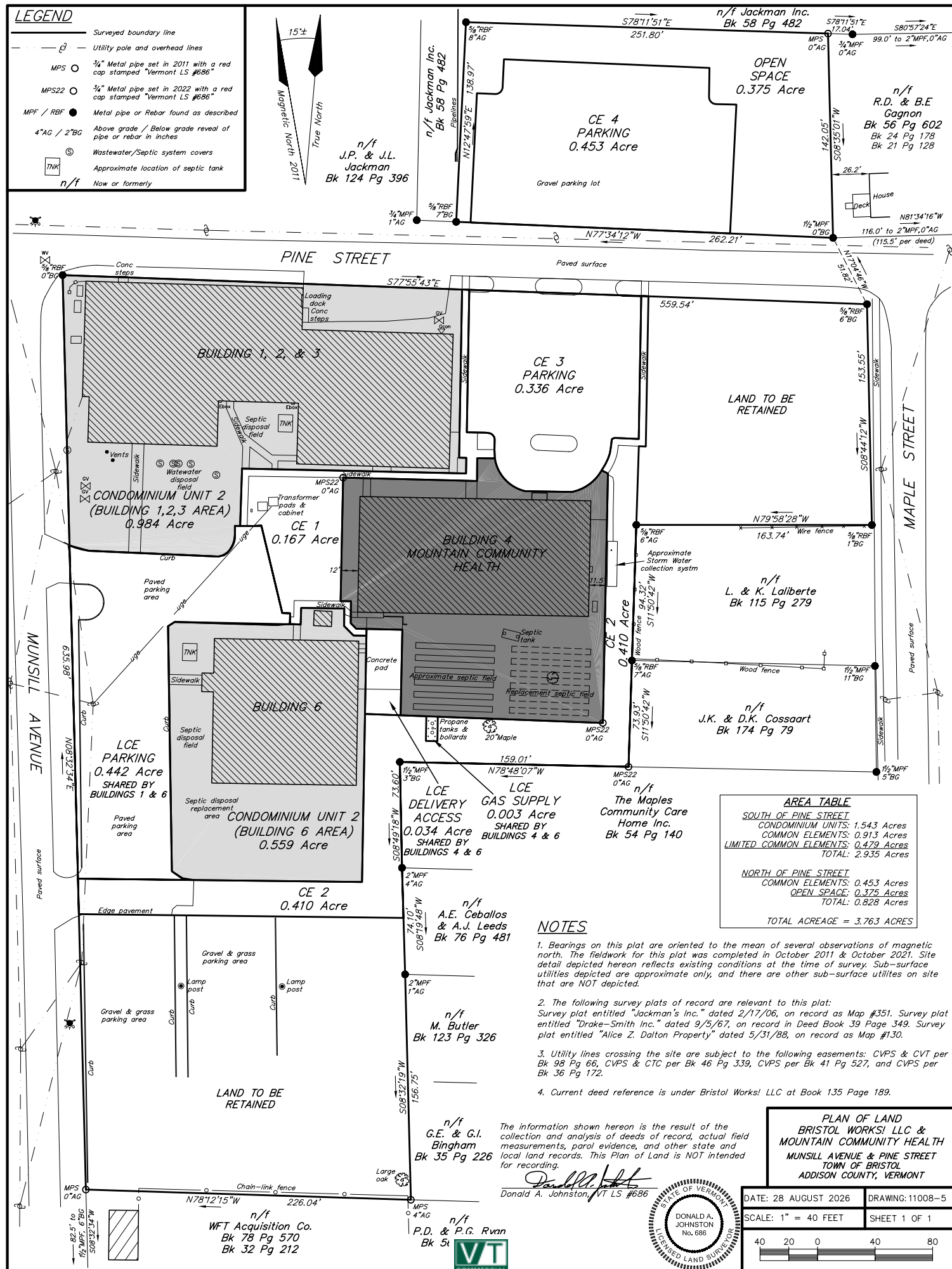
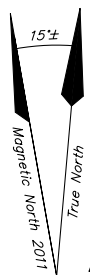








	—	Surveyed boundary line
—	— β —	Utility pole and overhead lines
MPS	○	¾" Metal pipe set in 2011 with a red cap stamped "Vermont LS #686"
MPS22	○	¾" Metal pipe set in 2022 with a red cap stamped "Vermont LS #686"
MPF / RBF	●	Metal pipe or Rebar found as described
4"AG / 2"BG		Above grade / Below grade reveal of pipe or rebar in inches
	Ⓢ	Wastewater/Sepic system covers
		Approximate location of septic tank
	n/f	Now or formerly





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

