

FOR SALE

INVESTMENT PROPERTY WITH SIGNIFICANT ADDITIONAL DEVELOPMENT POTENTIAL!

997 Fairfax Road, St. Albans, VT



Great development opportunity with passive income in place to support carrying costs! As the town of St. Albans expands, this property offers a unique opportunity to develop additional stand-alone building sites, as well as having potential for self storage. Veterinary clinic has six years of term on their lease, with an additional five-year option.

SIZE:

3,000 +/- SF Building, plus detached storage barn on
3.65 +/- Acres

USE:

Town of Saint Albans Commercial Zoning allows a
multitude of uses

PRICE:

\$699,000

Taxes \$9,268.58 - 95% paid by Tenant (\$8,805.15)

AVAILABLE:

Immediately

PARKING:

Ample On-site

LOCATION:

997 Fairfax Rd, St. Albans

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

802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

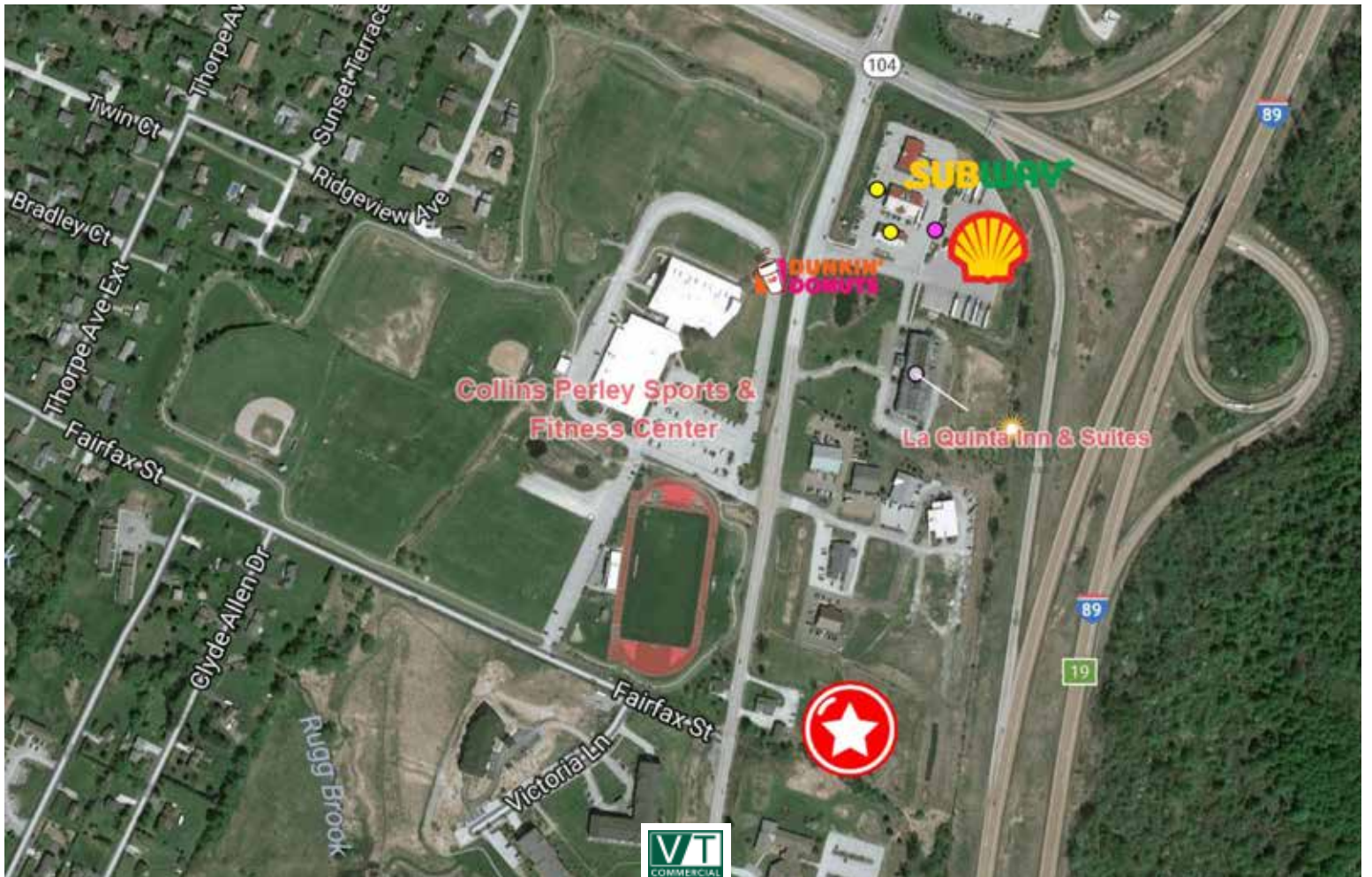
www.vtcommercial.com

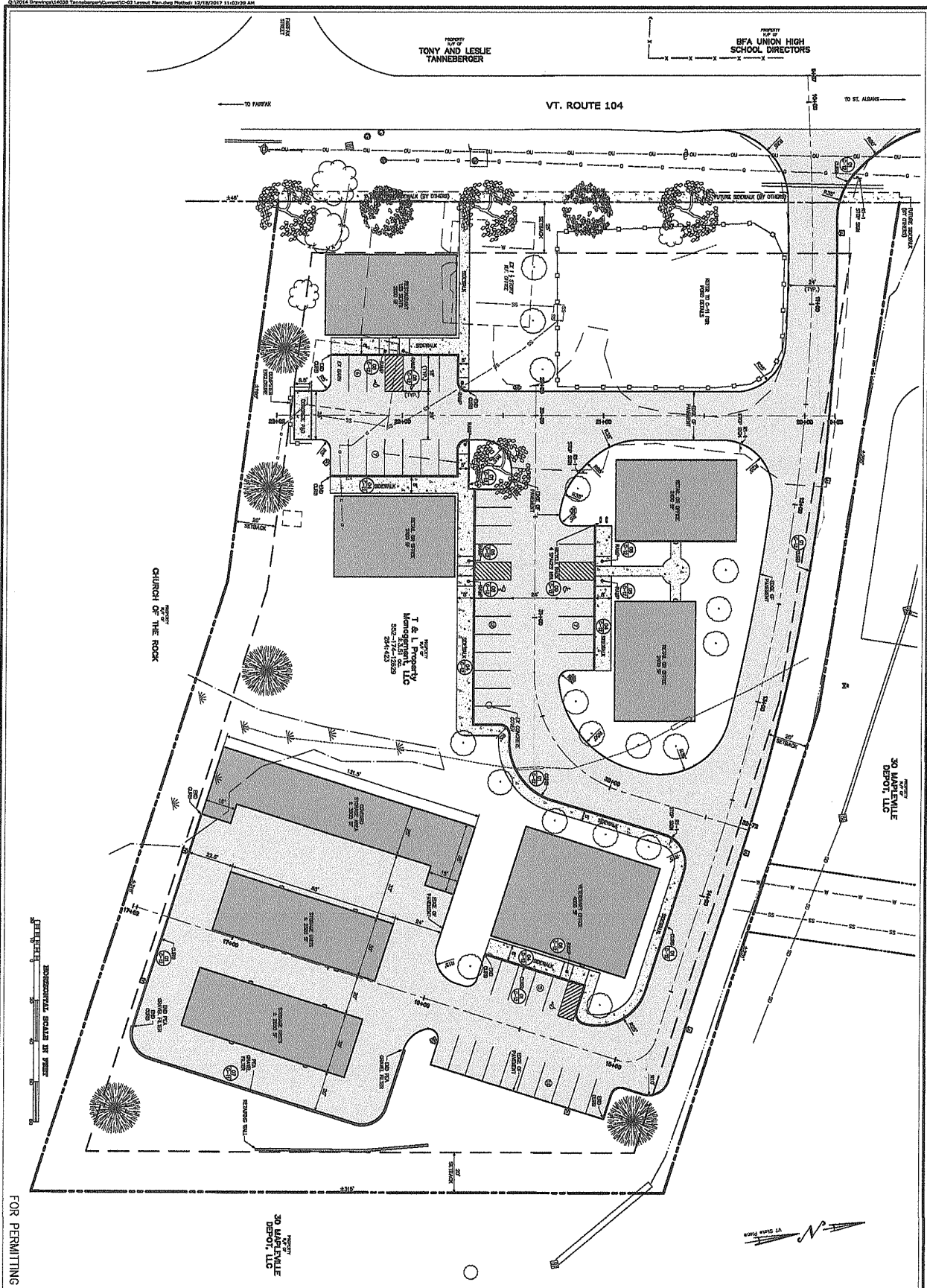
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Additional Property Information

Current NOI is \$43,00.00 +/-/Year. There is a detached two-level barn that is available for owner's use. This site is highly visible from I-89 South, and presents a great opportunity for a contractor's yard, as well as many other end users. Site was previously permitted for 8,200 +/- SF of self- storage units, a new 4,000 +/- SF veterinary clinic, a 2,600 +/- SF (125 seat) restaurant and three 2,400 +/- SF retail and office buildings, including city water and sewer allocations, State storm water and wetland approvals, and VTrans approval on a PUD. Property is located just off I-89, Exit 19, and is located directly across from the Collins Perley Sport and Fitness Center.







FOR PERMITTING

C-03

CIVIL

T & L Property Management, LLC.
St. Albans, VT
Tanneberger Planned Unit Development
Fairfax Road St. Albans, VT

Layout Plan



**CCE CROSS
CONSULTING**

CONSULTING ENGINEERS, P.C.
103 Pelletier Rd.
St. Albans, Vermont 05478
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Cross Consulting Engineers, P.C.

Tel. 802-324-2113
Fax. 802-324-0691

PROJECT: 14038
DATE: December 14, 2017
DESIGN: DSW
DRAWN: DSW/NRB
CHECKED: PHC
APPROVED: PHC

PAYABLE TO:
MAIL TO:

Town of St Albans
579 Lake Road
PO Box 37
St. Albans Bay, VT 05481
802-524-2415

This is the only bill you will receive. Please forward to new owner if property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
000000RT10.419	01/10/2023	FY22/23

Taxes become delinquent at 4:00 PM of the due date. Interest is 1% per month for 3 months and 1.5% thereafter. An 8% penalty will be added on May 16th. Postmarks are NOT accepted as timely payment.

Description: 3.65A-COMM BLDG(VET OFFICE & BARN)

Location: 997 FAIRFAX RD

OWNER TANNERBERGER ANTHONY F
C/O DEANNA MORTON
997 FAIRFAX RD
ST ALBANS VT 05478

SPAN # 552-174-12629 SCL CODE:174
TOTAL PARCEL ACRES 3.65

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	452,000	452,000
TOTAL TAXABLE VALUE	452,000	452,000
GRAND LIST VALUES	4,520.00	4,520.00

MUNICIPAL TAXES				EDUCATION TAXES						
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES			
TOWN	0.4267	x4,520.00=	1,928.65	NONHOMESTEAD EDUCATION	1.6215	x4,520.00=	7,329.18			
LOCAL AGREEMENT	0.0024	x4,520.00=	10.85	See reverse side for education tax rate calculation information.						
Revised Bill										
			Payments					TOTAL EDUCATION TAX	7,329.18	
			1					08/15/2022	EDUCATION STATE PAYMENT	0.00
								2,317.17	EDUCATION NET TAX DUE	7,329.18
			2	11/15/2022	TAX SUMMARY					
			2,317.17		Municipal + Education					
			3	02/15/2023	TOTAL TAX	9,268.68				
			4	05/15/2023	TOTAL STATE PAYMENT	0.00				
			2,317.17		TOTAL NET TAX DUE	9,268.68				
TOTAL MUNICIPAL TAX			1,939.50							
MUNICIPAL STATE PAYMENT			0.00							
MUNICIPAL NET TAX DUE			1,939.50							



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

