FOR SALE

8 ACRE LOT PRIME FOR DEVELOPMENT

Routes 36 and 104, St. Albans, VT



V/T Commercial is pleased to offer to the market this lot located on the corner of Routes 36 and 104 in St Albans Town. Ideally located 3/4 of a mile from Interstate 89, Exit 19. The land typography is relatively flat and gently sloping making it easier for development. Zoned Residential/ Commercial this parcel has an abundance of permitted and conditional uses such as Bank, Convenience Store, Convenience Store with Gas, Professional Offices, Daycare Centers, Equipment Sales & Service, Indoor Storage, PUD development, Retail, Recreational and housing to name a few. This parcel of land is at a traffic light intersection, has existing municipal waste water 2579 gpd & water 2790.5 gpd allocations, a small area of Class III wetlands, and power close by.

SIZE:
8 acres

USE:
Mixed Residential /Commercial

PRICE:
$1,200,000

AVAILABLE:
At Closing

LOCATION:
Routes 36 and 104, St. Albans, VT

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.

VT COMMERCIAL

For more information, please contact:

LINDA I LETOURNEAU | JOHN A. BEAL

802-343-2107 | 802-598-1168

linda@vtcommercial.com | john.beal@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com






VT
FOR SALE


SOUTH
VERMONT
104
WEST
VERMONT
36
NORTH
VERMONT
104
VT
FOR SALE
VT
COMMERCIAL
ELECT
VAUGHN
COMEAU

4.6 MIXED RESIDENTIAL/COMMERCIAL DISTRICT

The purpose of the Residential/Mixed Commercial District is to provide for residential development and certain commercial uses that enhance residential living by the provision of shopping facilities, personal services, and professional services.

4.6.1 Permitted Uses

Accessory Dwelling Unit
Community Garden
Dwelling, Farm Labor
Dwelling, Accessory to Commercial
Dwelling, Multi-Unit Small
Dwelling, Multi-Unit Large
Dwelling, Single-Unit
Dwelling, Three- and Four-Units
Dwelling, Two-Unit
Emergency Shelter
Family Child Care Home
Municipal Parks
Planned Unit Development
Seawall (exempt from setbacks) *

4.6.2 Conditional Uses

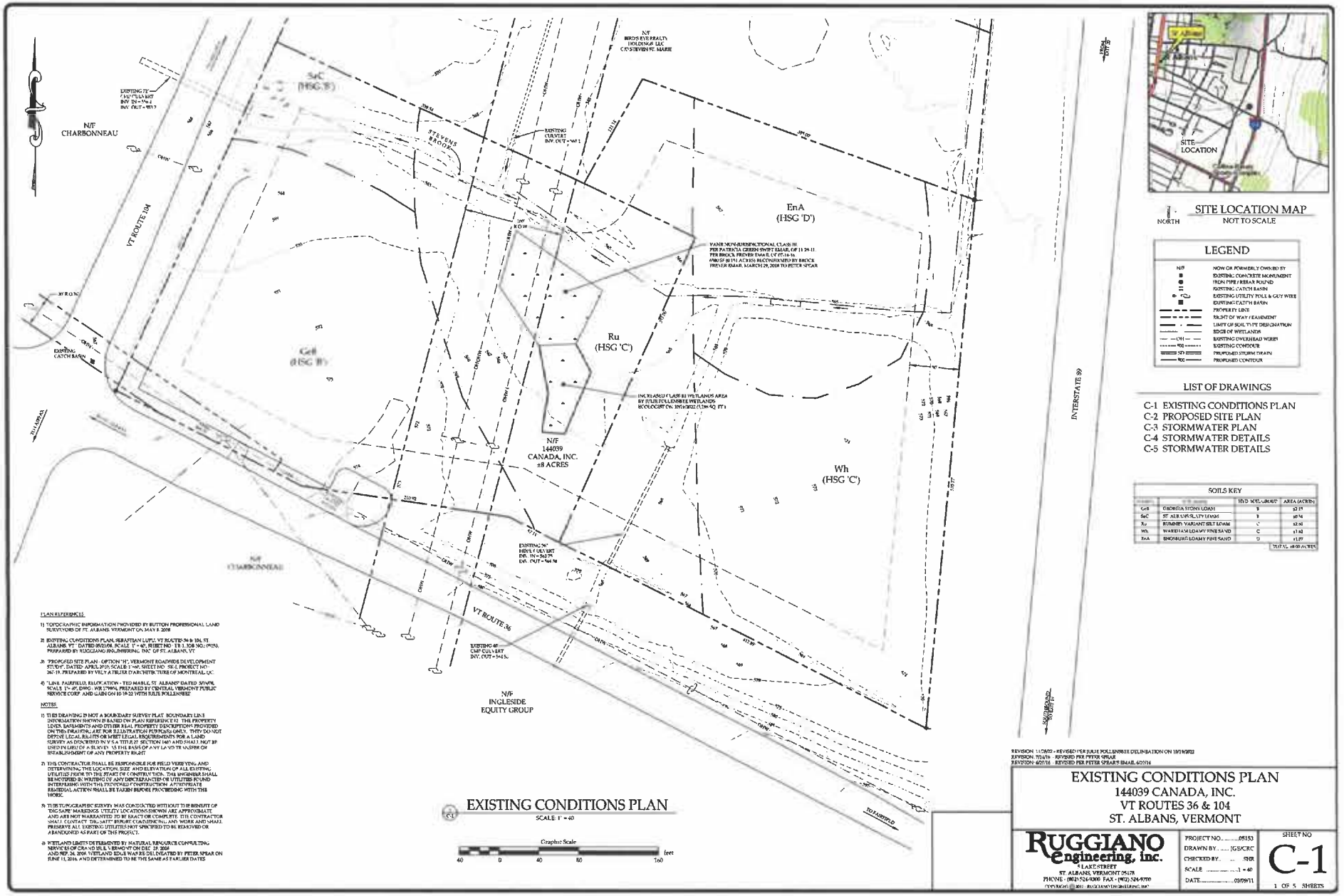
Agribusiness
Artist Studio
Assisted Living Facility
Bank
Business Services
Car Wash
Club
Convenience Store
Convenience Store with fuel pumps
Day Care Center
Educational Facility
Equipment Sales and Services
Essential Public Services
Farming, Onsite Sales
Family Child Care Facility
Funeral Home
Indoor Storage
Lodging Establishment
Medical Office
Mobile Home Park
Multi-Use Building
Outdoor Storage Facility
Park
Place of Worship
Professional Office
Pub, Tavern, or Bar
Recreational Center
Restaurant
Retail Business
Skilled Nursing Facility
Social Services (Growth Center Only)
Theater

Mixed Residential / Commercial Dimensional Requirements

	Outside the Growth Center	Growth Center
Minimum Lot size	7,500 sq. ft.	7,500 sq. ft.
Front Setback	20 ft.	Build To Zone 10 ft.–40 ft.
Side & Rear Setbacks	15 ft.	10 ft.
Frontage	60 ft.	60 ft.
Maximum Lot Coverage	75%	85%
Height	3 Stories	4 Stories
	Max Height 45 ft. or whichever is shorter	Max Height 60 ft. or whichever is shorter
PUD Perimeter	50 ft.	25 ft.

*Seawalls shall be constructed at an elevation of 98' or higher where the base of the wall enters the ground unless otherwise approved by the Army Corp of Engineers and State of Vermont (proof of approvals required for Town permitting). Certification shall be provided by the applicant showing finished construction elevations by a certified land surveyor or registered professional engineer.

** The DRB may waive the build to zone maximums through conditions of Site Plan Approval depending on the unique physical conditions or circumstances that prevent developing in strict conformance with these provisions.



EXISTING CONDITIONS PLAN

SCALE 1" = 40

Graphic Scale

40 0 40 80 160 feet

PLAN REFERENCES:

1) TOPOGRAPHIC INFORMATION PROVIDED BY HUTTON PROFESSIONAL LAND SURVEYORS OF ST. ALBANS, VERMONT ON MAY 8, 2008

2) EXISTING CONDITIONS PLAN, SEBASTIAN LUPU, VT ROUTES 36 & 104, ST. ALBANS, VT. DATED 09/21/06, SCALE 1" = 40', SHEET NO. ER 1, JOB NO.: (915), PREPARED BY RUGGIANO ENGINEERING, INC. OF ST. ALBANS, VT.

3) "PROPOSED SITE PLAN - OPTION "H", VERMONT ROADSIDE DEVELOPMENT STUDY", DATED APRIL 2005, SCALE 1"=60', SHEET NO. SK-1, PROJECT NO. 362-19, PREPARED BY VHA, A FRANK DARCHITECTURE OF MONTREAL, QC.

4) "LINE, FAIRFIELD, RELOCATION - TED MASILE, ST. ALBANS" DATED 3/19/91, SCALE 1"= 40', DWG.: WR 179994, PREPARED BY CENTRAL VERMONT PUBLIC SERVICE CORP. AND LABN ON 10-19-22 WITH JULIE FOLLENBEE

NOTES:

1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #1. THE PROPERTY DEEDS, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27, SECTION 1401 AND SHALL NOT BE USED IN LIEU OF A SURVEY. AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT

2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.

3) THE TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF TOG SAFE MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE CONSTRUCTION AND WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

4) WETLAND LIMITS DETERMINED BY NATURAL RESOURCE CONSULTING SERVICES OF CRANDELL, VERMONT ON DEC. 25, 2008 AND SEPT. 28, 2010. WETLAND EDGE WAS RE-DELINEATED BY PETER SPEAR ON JUNE 13, 2016, AND DETERMINED TO BE THE SAME AS EARLIER DATES

NORTH

SITE LOCATION MAP

NOT TO SCALE

LEGEND

N/F	NOW OR FORMERLY OWNED BY
■	EXISTING CONCRETE MONUMENT
●	IRON PIPE / REBAR FOUND
▭	EXISTING CATCH BASIN
○	EXISTING UTILITY POLE & GUY WIRE
■	EXISTING EARTH BASIN
	PROPERTY LINE
	RIGHT-OF-WAY / EASEMENT
	LIMIT OF SOIL TYPE DESIGNATION
	EDGE OF WETLANDS
—OH—	EXISTING OVERHEAD WIRES
500	EXISTING CONTOUR
STD	PROPOSED STORM DRAIN
500	PROPOSED CONTOUR

LIST OF DRAWINGS

C-1 EXISTING CONDITIONS PLAN
C-2 PROPOSED SITE PLAN
C-3 STORMWATER PLAN
C-4 STORMWATER DETAILS
C-5 STORMWATER DETAILS

SOILS KEY

		HYD SOIL GROUP	AREA (ACRES)
GsB	GEORGIA STONY LOAM	B	±2.19
SaC	ST. ALBANS SILTY LOAM	B	±0.34
Ru	RUMNEY VARIANT SILT LOAM	C	±2.16
Wh	WARDSBORO LOAMY FINE SAND	C	±1.82
EnA	ENOSBURG LOAMY FINE SAND	D	±1.29
			TOTAL ±8.00 ACRES

REVISION 11/28/22 - REVISED PER JULIE FOLLENBEE DELINEATION ON 10/19/2022
REVISION 7/24/16 - REVISED PER PETER SPEAR
REVISION 6/20/16 - REVISED PER PETER SPEAR'S EMAIL 6/20/16

EXISTING CONDITIONS PLAN

144039 CANADA, INC.
VT ROUTES 36 & 104
ST. ALBANS, VERMONT

RUGGIANO Engineering, Inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE - (802) 524-9000 FAX - (802) 524-9700

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PROJECT NO. 08153
DRAWN BY. ..... JGS/CRC
CHECKED BY. ..... SHR
SCALE ..... 1 = 40
DATE 03/09/11

SHEET NO
C-1
1 OF 5 SHEETS

PAYABLE TO:
MAIL TO:

Town of St Albans
398 Georgia Shore Road
PO Box 37
St. Albans Bay, VT 05481
802-524-2415

TAX BILL

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

PARCEL ID	BILL DATE	TAX YEAR
00000FRT03.6432	07/31/2026	FY26/27

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: 4.00A(+4.00A)-MISC:
Location: 12X FR FAIRFIELD HILL RD

OWNER 144039 CANADA INC
1450 REDPATH CRESCENT
MONTREAL PQ CANADA H3G182

SPAN # 552-174-11943 SCL CODE: 174
TOTAL PARCEL ACRES 8.00

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	323,800	323,800
TOTAL TAXABLE VALUE	323,800	323,800
GRAND LIST VALUES	3,238.00	3,238.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.6143	x3,238.00=	1,989.09
LOCAL AGREEMENT	0.0036	x3,238.00=	11.66
TOTAL MUNICIPAL TAX			2,000.75
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			2,000.75

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.9192	x3,238.00=	6,214.37

1.6430 (state rate) / 85.61% (CLA + SA) = 1.9192

Payments		
1	08/15/2026	2,053.78
2	11/15/2026	2,053.78
3	02/15/2027	2,053.78
4	05/15/2027	2,053.78

TOTAL EDUCATION TAX	6,214.37
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	6,214.37

TAX SUMMARY
Municipal + Education

TOTAL TAX	8,215.12
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	8,215.12

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of St Albans
TAX YEAR FY26/27

1ST PAYMENT DUE	
08/15/2026	
OWNER NAME	
144039 CANADA INC	
PARCEL ID	
00000FRT03-6432	
AMOUNT DUE	2,053.78
AMOUNT PAID	0.00
BALANCE DUE	2,053.78

Revised

Town of St Albans
TAX YEAR FY26/27

2ND PAYMENT DUE	
11/15/2026	
OWNER NAME	
144039 CANADA INC	
PARCEL ID	
00000FRT03-6432	
AMOUNT DUE	2,053.78
AMOUNT PAID	0.00
BALANCE DUE	2,053.78

Town of St Albans
TAX YEAR FY26/27

3RD PAYMENT DUE	
02/15/2027	
OWNER NAME	
144039 CANADA INC	
PARCEL ID	
00000FRT03-6432	
AMOUNT DUE	2,053.78
AMOUNT PAID	0.00
BALANCE DUE	2,053.78

Town of St Albans
TAX YEAR FY26/27

4TH PAYMENT DUE	
05/15/2027	
OWNER NAME	
144039 CANADA INC	
PARCEL ID	
00000FRT03-6432	
AMOUNT DUE	2,053.78
AMOUNT PAID	0.00
BALANCE DUE	2,053.78

Revised

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

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

_____
Printed Name of Real Estate Brokerage Firm

_____
Printed Name of Agent Signing Below

_____
Signature of Agent of the Brokerage Firm Date