

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 area has a traffic light intersection, existing municipal waste water & water allocation of 5370 gpd.

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.



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





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.

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				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	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				
				NON HOMESTEAD EDUCATION 1.9192 x3,238.00= 6,214.37			
				1.6430 (state rate) / 85.61% (CLA + SA) = 1.9192			
				Payments			
				TOTAL EDUCATION TAX 6,214.37			
				1 08/15/2026 EDUCATION STATE PAYMENT 0.00			
				2,053.78 EDUCATION NET TAX DUE 6,214.37			
				2 11/15/2026			
				2,053.78			
				3 02/15/2027			
				2,053.78			
				4 05/15/2027			
				2,053.78			
TOTAL MUNICIPAL TAX 2,000.75				TOTAL TAX 8,215.12			
MUNICIPAL STATE PAYMENT 0.00				TOTAL STATE PAYMENT 0.00			
MUNICIPAL NET TAX DUE 2,000.75				TOTAL NET TAX DUE 8,215.12			



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