FOR SALE

THE WESTFORD COUNTRY STORE AND CAFE

26 Common Road, Westford, VT



Newly built in 2018, the Westford Country Store and Cafe is a cornerstone of downtown Westford, located directly on the town commons. Fully equipped with high-effficiency refrigeration and coolers, radiant floor heat, LED lighting throughout, and a full kitchen with state-of-the-art appliances including a hood and pizza oven. The store offers an indoor cafe space as well as an outdoor seating area, a large front porch and ample display space for beer and wine, must-haves and groceries. 400 amp 240v electrical. This is a unique opportunity to own a beautiful store at the heart of a Vermont country community. Two-bedroom apartment finished in 2022 upstairs, offering the opportunity for a live/work environment if desired, or as an additional income generator. There is a large stand-alone storage barn/garage in the rear of the property. Come experience all that this rural community has to offer in quality of life and tranquility!

SIZE:
3,000 +/- SF on 1.56 +/- acres

USE:
General Store, Restaurant, Cafe, Retail

PRICE:
$995,000

AVAILABLE:
Immediately

PARKING:
Ample On-site

LOCATION:
26 Common Rd., Westford, 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:

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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