FOR SALE

INVESTMENT PROPERTY IN DOWNTOWN RANDOLPH

3 South Main Street, Randolph, VT



Three-story investment property located in downtown Randolph, Vermont. Upper two floors were residential years ago, and are now in use by tenant for inventory storage. Large basement is used for storage as well. Tenant is Sanel/NAPA and has three years left on their second five-year term, with one five-year renewal remaining. Tenant has been in place since 2019. Current annual rent is $61,800.00. Property taxes are paid by Landlord, and are currently $10,500.00/year.

SIZE:
8,000 +/- SF on .50 +/- acres

PERMITTED USE:
Retail, office, residential.

PRICE:
$650,000

AVAILABLE:
Immediately

PARKING:
Parking lot behind building for 18+/- vehicles

LOCATION:
3 South Main Street, Randolph, 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:

YVES BRADLEY
802-363-5696
yb@vtcommercial.com

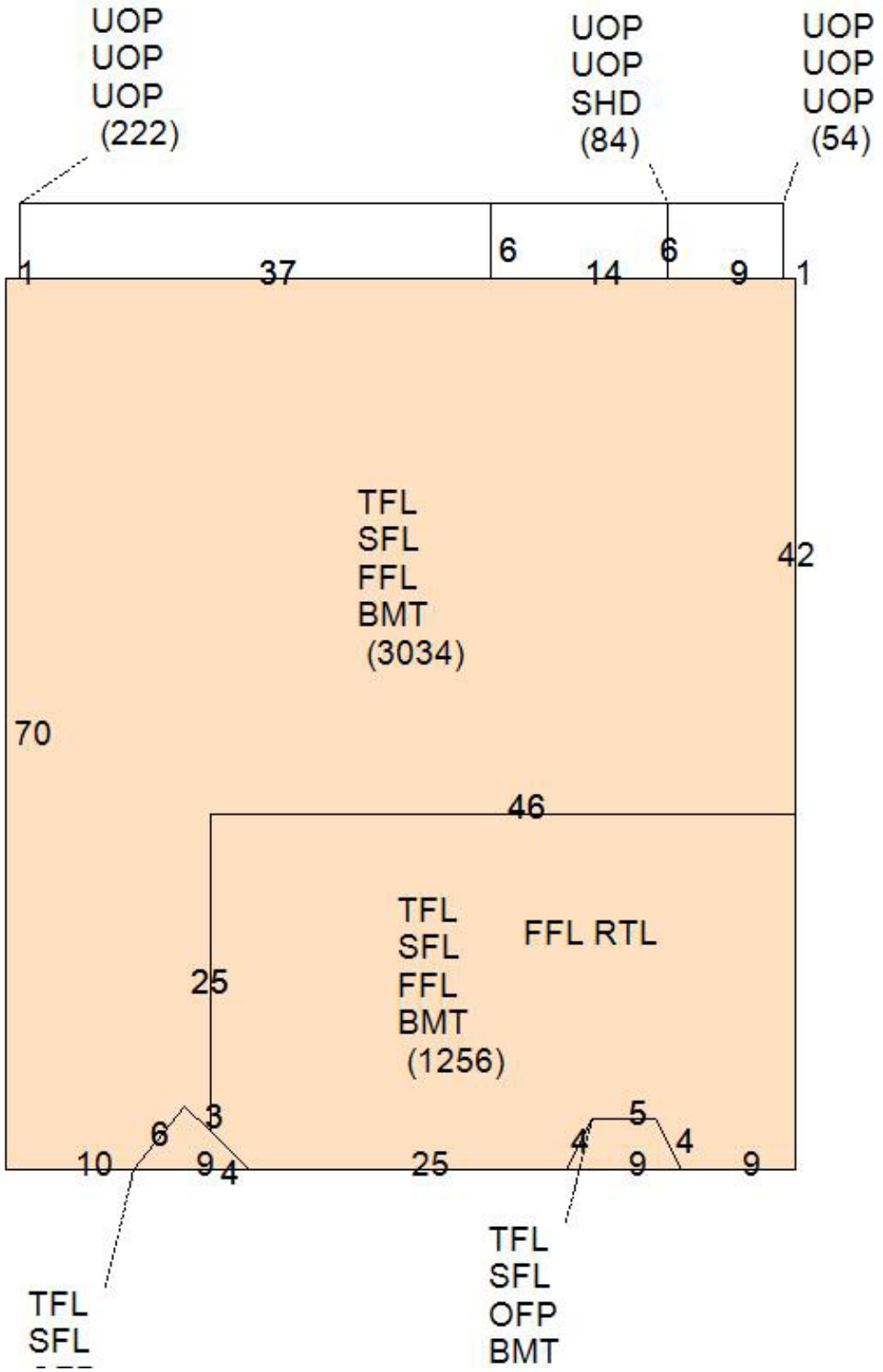
208 FLYNN AVENUE, STUDIO 2i
BURLINGTON, VT 05401
www.vtcommercial.com

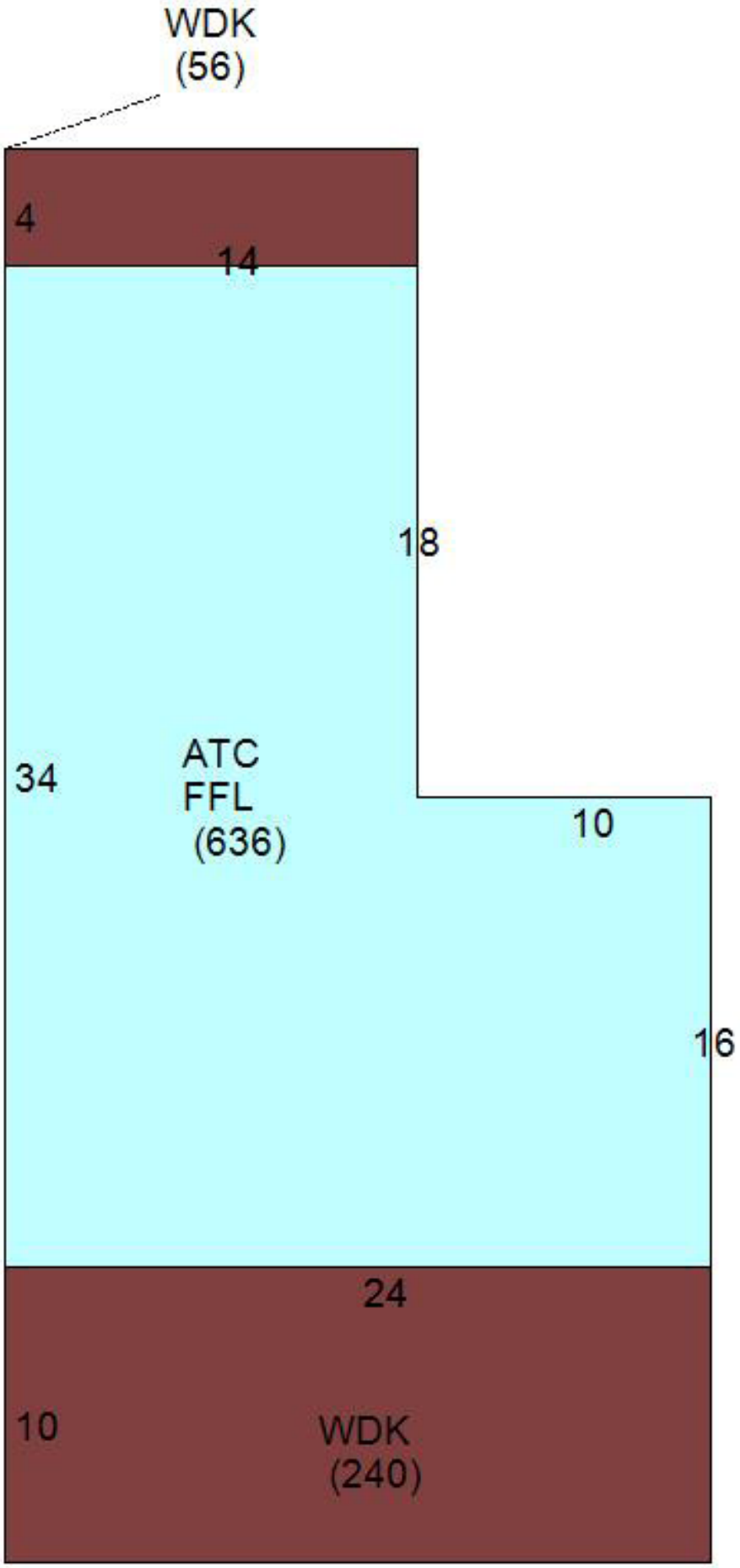





NAPA AUTO PARTS


NO PARKING


UOP
UOP
UOP
(222)
UOP
UOP
SHD
(84)
UOP
UOP
UOP
(54)
1
37
6
14
6
9
1
TFL
SFL
FFL
BMT
(3034)
42
70
46
TFL
SFL
FFL
BMT
(1256)
FFL RTL
25
3
6
10
9
4
25
5
4
4
9
9
TFL
SFL
OFP
BMT
TFL
SFL


WDK
(56)
4
14
18
34
ATC
FFL
(636)
10
16
24
10
WDK
(240)

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