FOR SALE

WAREHOUSE FOR SALE

43 Pearl Street, Grand Isle, VT



Fully renovated and weatherized over the past three years, this warehouse building offers a unique opportunity for an owner/operator or an investor! Recently used as a processing facility, this property sits on over three acres of beautiful land, and offers an outbuilding in addition to the main facility. On-site sewer and municipal water serve the premises. Act 250 Permit and Approved Septic in place for current use. Land is in a central location within Grand Isle, and offers additional development potential beyond current use. Schedule a walkthrough today!

SIZE:
4,598 +/- SF on 3.05 +/- acres

USE / ZONING:
Zoning is Rural Residential/Agricultural

PRICE:
$495,000

AVAILABLE:
Immediately

PARKING:
Ample, on-site

LOCATION:
43 Pearl Street, Grand Isle, 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










Est. 2022
LAKE CHAMPLAIN
MEATS
(802)922-2199


Berkel

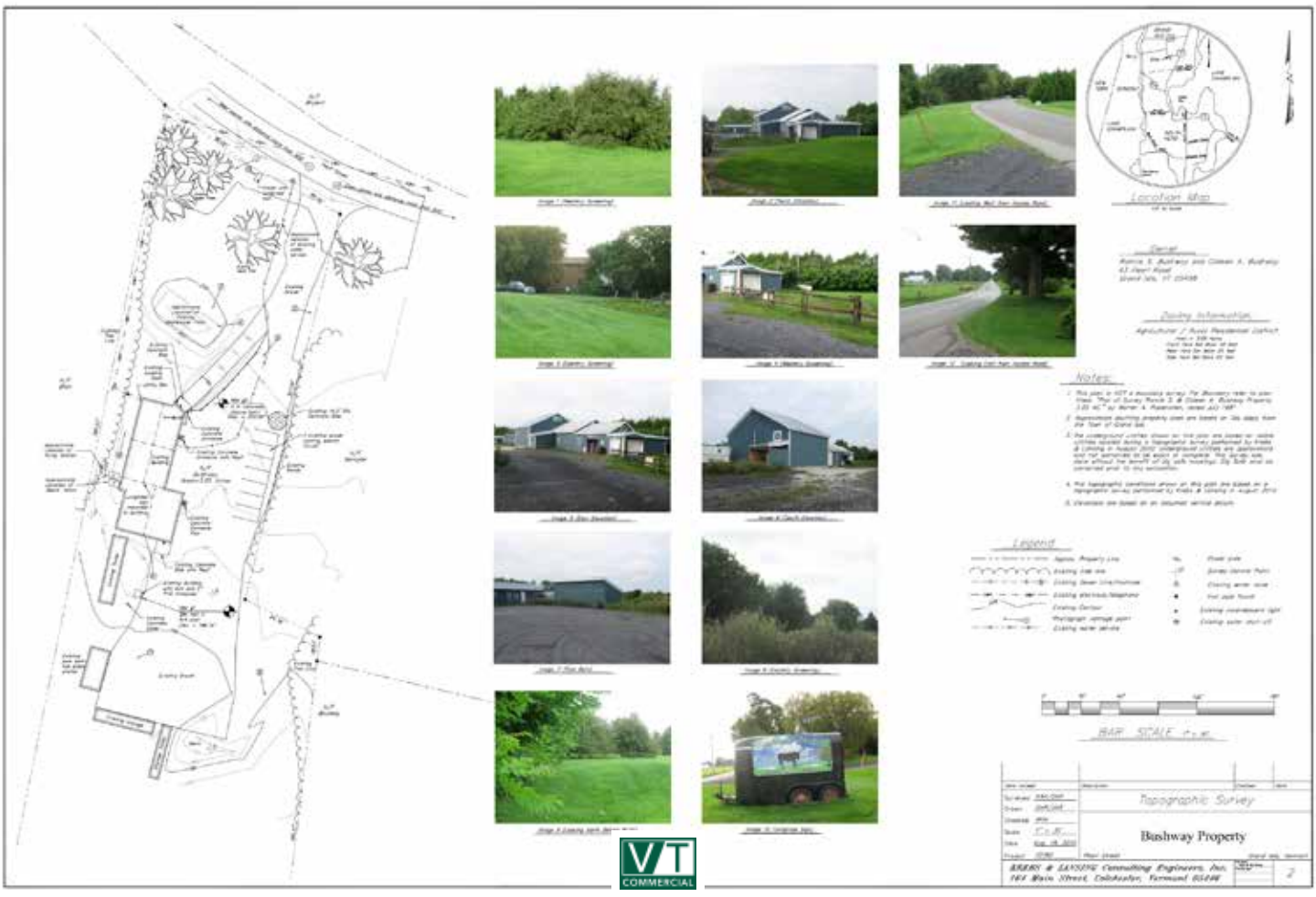

EXIT
EXIT


PRIME
PEARSON
LIVESTOCK EQUIPMENT









VT COMMERCIAL

PAYABLE TO:
MAIL TO:

TOWN OF GRAND ISLE
PO BOX 49
GRAND ISLE VT 05458 - 0049
SCHOOL CODE 081
(802)372-8830

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
080128.	08/29/2023	2023-2024

Interest charge of 1% per month will be added to the tax amount not paid by the due date. After April 30, 2024, any unpaid tax will be charged an 8% collection fee plus the interest fees.

Description: SLAUGHTER HSE / MHL / DSA
Location: 43 PEARL STREET

OWNER 43 PEARL LLC
88 ROGERS LANE
RICHMOND VT 05477

SPAN # 255-081-10166 SCL CODE: 081
TOTAL PARCEL ACRES 3.05

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	280,600	280,600
TOTAL TAXABLE VALUE	280,600	280,600
GRAND LIST VALUES	2,806.00	2,806.00

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MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.3620	x2,806.00=	1,015.77
TOTAL MUNICIPAL TAX			1,015.77
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			1,015.77

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NONHOMESTEAD EDUCATION	1.5992	x2,806.00=	4,487.36

See reverse side for education tax rate calculation information.

Payments		
1	10/31/2023	1,834.38
2	01/31/2024	1,834.38
3	04/30/2024	1,834.37

TOTAL EDUCATION TAX	4,487.36
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	4,487.36

TAX SUMMARY
Municipal + Education

TOTAL TAX	5,503.13
TOTAL STATE PAYMENT	0.00
TOTAL NET TAX DUE	5,503.13

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF GRAND ISLE
TAX YEAR 2023-2024

1ST PAYMENT DUE	
10/31/2023	
OWNER NAME	
43 PEARL LLC	
PARCEL ID	
080128.	
AMOUNT DUE	1834.38
AMOUNT PAID	

TOWN OF GRAND ISLE
TAX YEAR 2023-2024

2ND PAYMENT DUE	
01/31/2024	
OWNER NAME	
43 PEARL LLC	
PARCEL ID	
080128.	
AMOUNT DUE	1834.38
AMOUNT PAID	

TOWN OF GRAND ISLE
TAX YEAR 2023-2024

3RD PAYMENT DUE	
04/30/2024	
OWNER NAME	
43 PEARL LLC	
PARCEL ID	
080128.	
AMOUNT DUE	1834.37
AMOUNT PAID	

Pay online at grandislevt.org, by mail in person or use secure drop slot at municipal office by due dates to avoid additional fees. Postmark is accepted.

VT COMMERCIAL

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