FOR SALE

WATERBURY INVESTMENT OPPORTUNITY

87-89 South Main Street, Waterbury, Vermont



The Warren House and Carriage House at 87–89 South Main Street present a distinctive investment opportunity in the heart of Waterbury, Vermont. Situated on approximately 0.71 acres, the property consists of two historic commercial buildings totaling approximately 7,300 square feet and is currently occupied by a diversified mix of professional, wellness, and nonprofit tenants. The property combines attractive historic architecture with a highly visible South Main Street location, convenient on-site parking, and easy access to downtown Waterbury and Interstate 89. Existing tenancy provides immediate income, while future lease rollover offers an opportunity to transition the property toward more standardized market-rate and NNN lease structures. With Waterbury's strong business community and central location between Burlington, Montpelier, Stowe, and the Mad River Valley, this offering provides investors with a unique combination of character, established cash flow, and longer-term value-add potential.

SIZE:
7,300 +/- SF on 0.71 +/- Acres

USE:
Commercial

PRICE:
$1,250,000

AVAILABLE:
Now

PARKING:
On Site

LOCATION:
87-89 South Main Street, Waterbury

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:

JOHN A. BEAL

802-598-1168

john.beal@vtcommercial.com

208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

www.vtcommercial.com

WATERBURY INVESTMENT OPPORTUNITY

Property Highlights

- Two-building commercial investment comprising the historic Warren House and Carriage House
- Approximately 7,300± SF of rentable space on 0.71± acres
- Prominent South Main Street location in downtown Waterbury
- Established multi-tenant occupancy with professional, wellness and nonprofit users
- Current stated base rent of approximately $128,600 annually, including the proposed Room 7 tenancy
- Opportunity to increase NOI through standardized NNN expense recoveries as leases renew or roll
- Attractive historic architecture with substantial character and strong street presence
- On-site parking serving both buildings
- Flexible configuration with multiple suites and diversified income streams
- Convenient access to I-89, Route 100 and Route 2
- Strategically positioned between Burlington, Montpelier, Stowe and the Mad River Valley
- Benefits from significant year-round traffic generated by Stowe, Sugarbush, Mad River Glen and Central Vermont tourism
- Strong potential for both investment ownership and longer-term value creation
- Offered as a single investment property at $1,250,000



Waterbury Vermont

Waterbury is one of Central Vermont's most strategically located and active commercial communities, benefiting from a combination of a strong local economy, year-round tourism, and significant regional traffic. The town has an estimated 2025 population of approximately 5,434 residents, but its effective trade area extends well beyond its municipal boundaries. Waterbury has a relatively affluent and highly educated population, with a median household income of approximately $103,900, per-capita income of approximately $64,800, and more than 54% of adults age 25 and older holding a bachelor's degree or higher. Waterbury recorded approximately $122 million in retail sales and more than $33 million in accommodation and food-service sales in 2022, illustrating the substantial commercial activity generated in a community of its size.

A major driver of Waterbury's commercial activity is its location at the convergence of Interstate 89, U.S. Route 2 and Vermont Route 100. I-89 Exit 10 provides direct access to downtown Waterbury and serves as one of the principal gateways to Vermont's major resort and recreation destinations.





VTrans describes the Route 100 corridor north from Waterbury toward Stowe as heavily traveled and particularly affected by seasonal tourism and special-event traffic. Recent VTrans traffic data show that sections of Main Street through Waterbury carry approximately 8,000 to more than 11,000 vehicles per day, while the Route 100 corridor has historically carried even greater volumes north of the interstate.

Waterbury occupies a unique position at the center of several of Vermont's strongest tourism markets. Stowe Village is approximately 10 miles north via Route 100, making Waterbury an important gateway for visitors traveling to Stowe Mountain Resort and the broader Stowe tourism market. To the south, Route 100 leads directly into the Mad River Valley, including Waitsfield and Warren, with Sugarbush Resort approximately 21 miles from Waterbury. Mad River Glen, Bolton Valley and numerous other recreation destinations are also within easy driving distance. Sugarbush specifically directs visitors traveling south from Burlington and points north to use I-89 Exit 10 in Waterbury and Route 100 South, reinforcing Waterbury's position as a regional crossroads for ski traffic.

Waterbury Vermont

That traffic is not limited to the winter ski season. Waterbury benefits from four-season tourism associated with mountain biking, hiking, paddling, fall foliage, restaurants, breweries and Vermont's well-established food and beverage industry. The Waterbury Reservoir and surrounding state parks draw summer visitors, while the Perry Hill trail network has become a prominent mountain-bike destination. Waterbury is also home to nationally recognized destinations including the Ben & Jerry's Factory, the company's only factory open to the public, as well as Cold Hollow Cider Mill and a strong concentration of restaurants, breweries and specialty retailers. Ben & Jerry's reports that its Waterbury factory produces up to approximately 350,000 pints per day and has welcomed millions of tour guests since factory tours began in 1986.

The result is a commercial market that benefits from several overlapping sources of demand: a strong local population, commuters and regional employees, interstate travelers, visitors bound for Stowe and the Mad River Valley, and Waterbury's own substantial year-round tourism economy.

For properties in and around downtown, this combination provides unusually strong visibility and accessibility for a Vermont community of Waterbury's size and supports continued demand for office, retail, service and investment real estate.

ZONING – DOWNTOWN (DWN)

The property is located within Waterbury's Downtown (DWN) Zoning District, which is intended to encourage a vibrant mix of retail, service, office, residential, lodging, civic and other compatible uses within the historic downtown. Permitted uses include professional and business offices, personal services, retail, restaurants, lodging, multi-family housing, childcare, clinics, educational and community uses, along with a variety of arts and recreational uses. Many commercial uses of up to 4,000 square feet are permitted, with larger-scale office, retail, restaurant and personal-service uses generally available through conditional-use review.











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