RETAIL FOR SALE
3627 WATERBURY STOWE ROAD
WATERBURY CENTER, VT

Property Information

Lot Size: 0.3 Acres
Building Size: 1,900 SF

Features:

- Great Exposure on Rt 100 to commuters, tourists, and skiers
- Traffic Count: 15,000 ADT
- Across from Cold Hollow Cider Mill w/ over 500,000 annual customers
- 3 Miles to I-89 Exit 10
- 45 Min to Burlington, VT
- Municipal Water & Sewer
- Zoning:
  - Town Commercial
- Uses Include:
  - Bank/Credit Union
  - Retail
  - Restaurant/Cafe

Offering Price:
$1,950,000

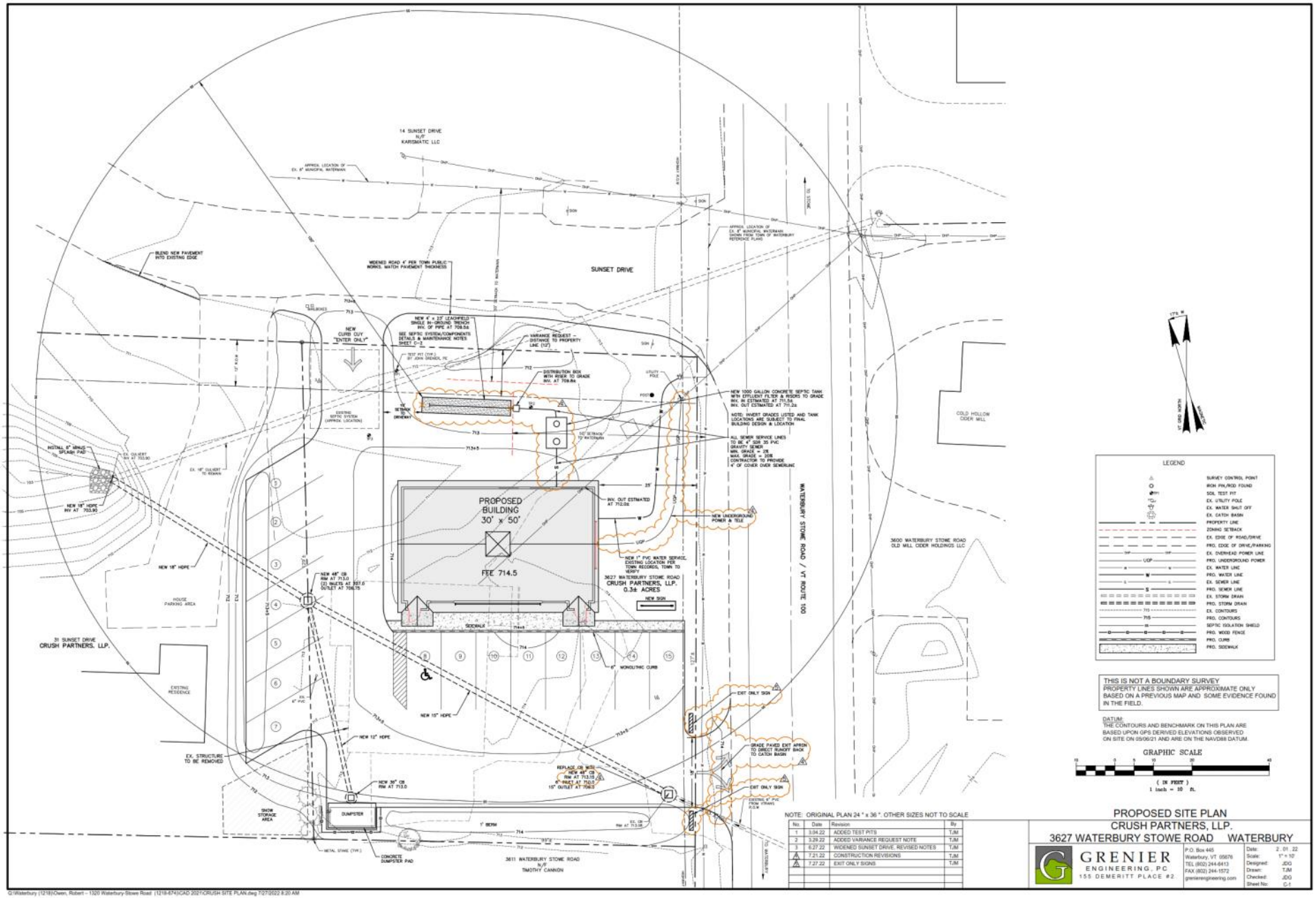
CALL FOR DETAILS

NAI J.L. Davis Realty
Commercial Real Estate Services, Worldwide.

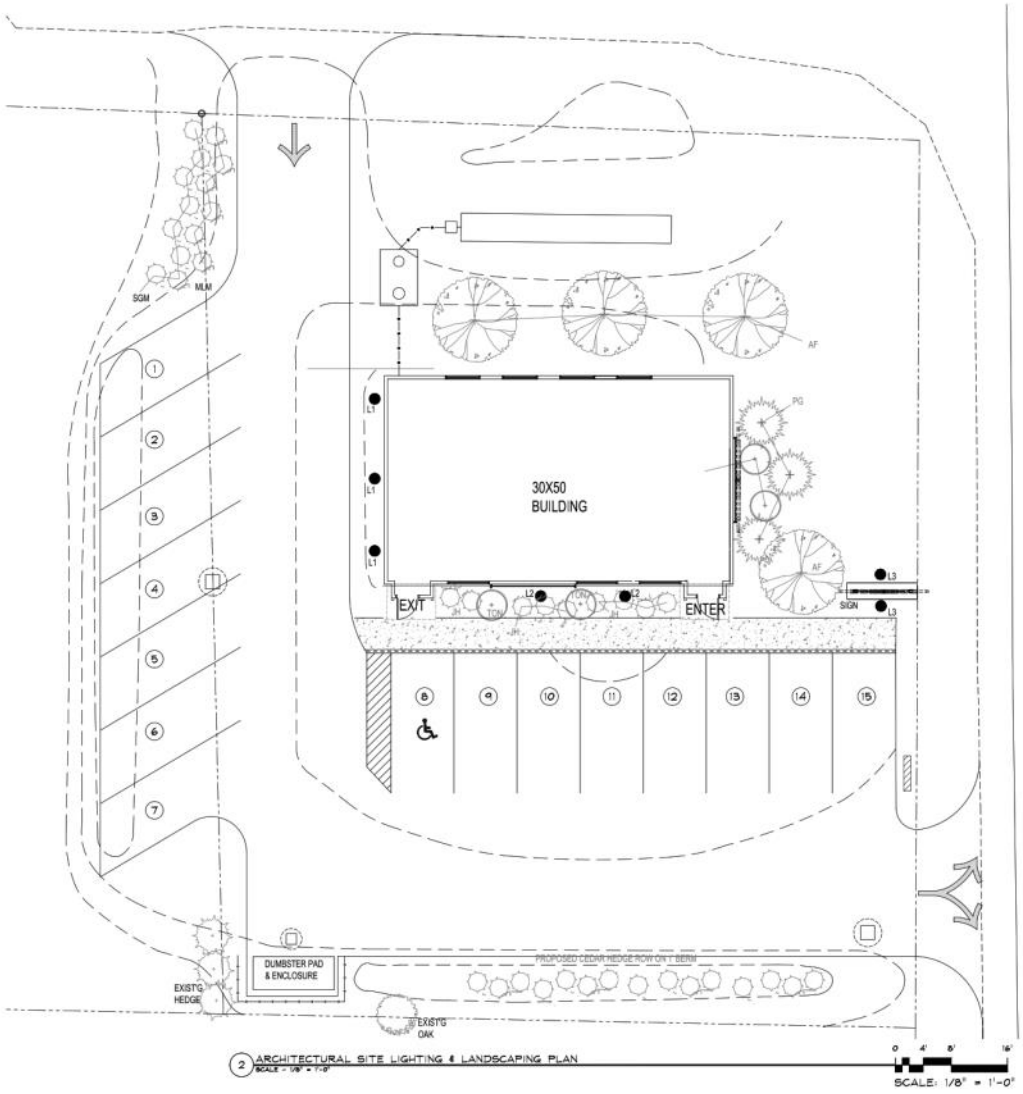
The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact Information
Jeff Nick
NAI J.L. Davis Realty
Direct: (802) 876-6923
jeff@jeffnick.com
www.jldavisrealty.com

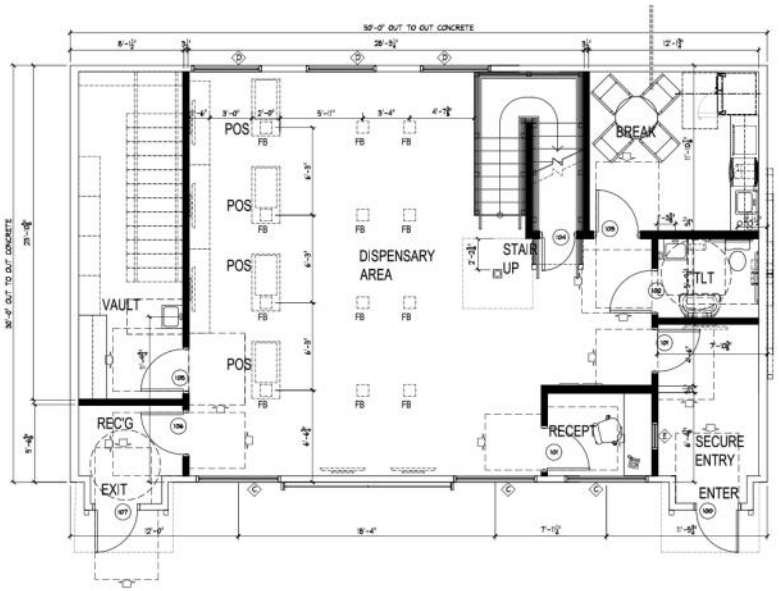
SITE PLAN


PROPOSED BUILDING 30' x 50'
FFE 714.5
SUNSET DRIVE
WATERBURY STOWE ROAD / VT ROUTE 100
14 SUNSET DRIVE N/F KARISMATIC LLC
31 SUNSET DRIVE CRUSH PARTNERS, LLP.
3627 WATERBURY STOWE ROAD CRUSH PARTNERS, LLP. 0.3± ACRES
3600 WATERBURY STOWE ROAD OLD MILL CIDER HOLDINGS LLC
3611 WATERBURY STOWE ROAD N/F TIMOTHY CANNON
COLD HOLLOW CIDER MILL
NEW 1000 GALLON CONCRETE SEPTIC TANK WITH EFFLUENT FILTER & RISERS TO GRADE
NEW 4" x 23' LEACHFIELD SINGLE IN-GROUND TRENCH
DISTRIBUTION BOX WITH RISER TO GRADE
NEW CURB CUT "ENTER ONLY"
EXIT ONLY SIGN
NEW UNDERGROUND POWER & TELE
NEW 1" PVC WATER SERVICE, EXISTING LOCATION PER TOWN RECORDS, TOWN TO VERIFY
NEW SIGN
SIDEWALK
6" MONOLITHIC CURB
DUMPSTER
CONCRETE DUMPSTER PAD
SNOW STORAGE AREA
EXISTING RESIDENCE
HOUSE PARKING AREA
EX. STRUCTURE TO BE REMOVED
GRADE PAVED EXIT APRON TO DIRECT RUNOFF BACK TO CATCH BASIN
LEGEND
SURVEY CONTROL POINT
IRON PIN/ROD FOUND
SOIL TEST PIT
EX. UTILITY POLE
EX. WATER SHUT OFF
EX. CATCH BASIN
PROPERTY LINE
ZONING SETBACK
EX. EDGE OF ROAD/DRIVE
PRO. EDGE OF DRIVE/PARKING
EX. OVERHEAD POWER LINE
PRO. UNDERGROUND POWER
EX. WATER LINE
PRO. WATER LINE
EX. SEWER LINE
PRO. SEWER LINE
EX. STORM DRAIN
PRO. STORM DRAIN
EX. CONTOURS
PRO. CONTOURS
SEPTIC ISOLATION SHIELD
PRO. WOOD FENCE
PRO. CURB
PRO. SIDEWALK
THIS IS NOT A BOUNDARY SURVEY
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY BASED ON A PREVIOUS MAP AND SOME EVIDENCE FOUND IN THE FIELD.
DATUM:
THE CONTOURS AND BENCHMARK ON THIS PLAN ARE BASED UPON GPS DERIVED ELEVATIONS OBSERVED ON SITE ON 05/06/21 AND ARE ON THE NAVD88 DATUM.
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE
No. Date Revision By
1 3.04.22 ADDED TEST PITS TJM
2 3.29.22 ADDED VARIANCE REQUEST NOTE TJM
3 6.27.22 WIDENED SUNSET DRIVE, REVISED NOTES TJM
7.21.22 CONSTRUCTION REVISIONS TJM
7.27.22 EXIT ONLY SIGNS TJM
PROPOSED SITE PLAN
CRUSH PARTNERS, LLP.
3627 WATERBURY STOWE ROAD WATERBURY
GRENIER ENGINEERING, PC
155 DEMERITT PLACE #2
P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com
Date: 2.01.22
Scale: 1" = 10'
Designed: JDG
Drawn: TJM
Checked: JDG
Sheet No: C-1

SITE & FLOOR PLAN



2 ARCHITECTURAL SITE LIGHTING & LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"


50'-0" OUT TO OUT CONCRETE
36'-0" OUT TO OUT CONCRETE
POS
DISPENSARY
AREA
VAULT
REC'G
EXIT
STAIR
UP
BREAK
TLT
RECEPT
SECURE
ENTRY
ENTER

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUED FOR
CONSTRUCTION
8.15.2022

3627 WATERBURY-
STOWE ROAD
WATERBURY CTR., VT

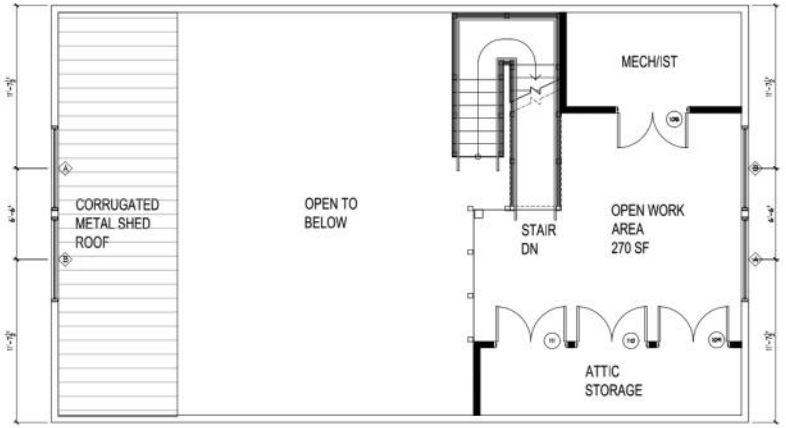
Joseph Architects
25 Crossroad
Waterbury, Vermont 05676
Tel 802-244-5220
Fax 802-800-1010
www.JosephArchitects.com

LANDSCAPING, SITE
LIGHTING &
FIRST FLOOR PLAN

A-1

The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Insturments of Service, including the Drawings and Specifications, and will retain all common law, statutory and other reserved rights, including copyrights. The Contractor, Subcontractrs, Sub-subcontractors, and material or equipment suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distirbution to meet officel regulatory requirement or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights. No duplication, replication or distribution of these Instruments of Service shall be permitted without written consent by the Architect.

SECOND FLOOR PLAN



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION
8. 15 . 2022

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WATERBURY CTR., VT

Joseph Architects
25 Crossroad
Waterbury, Vermont 05676
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UPPER LEVEL FLOOR PLAN

A-2

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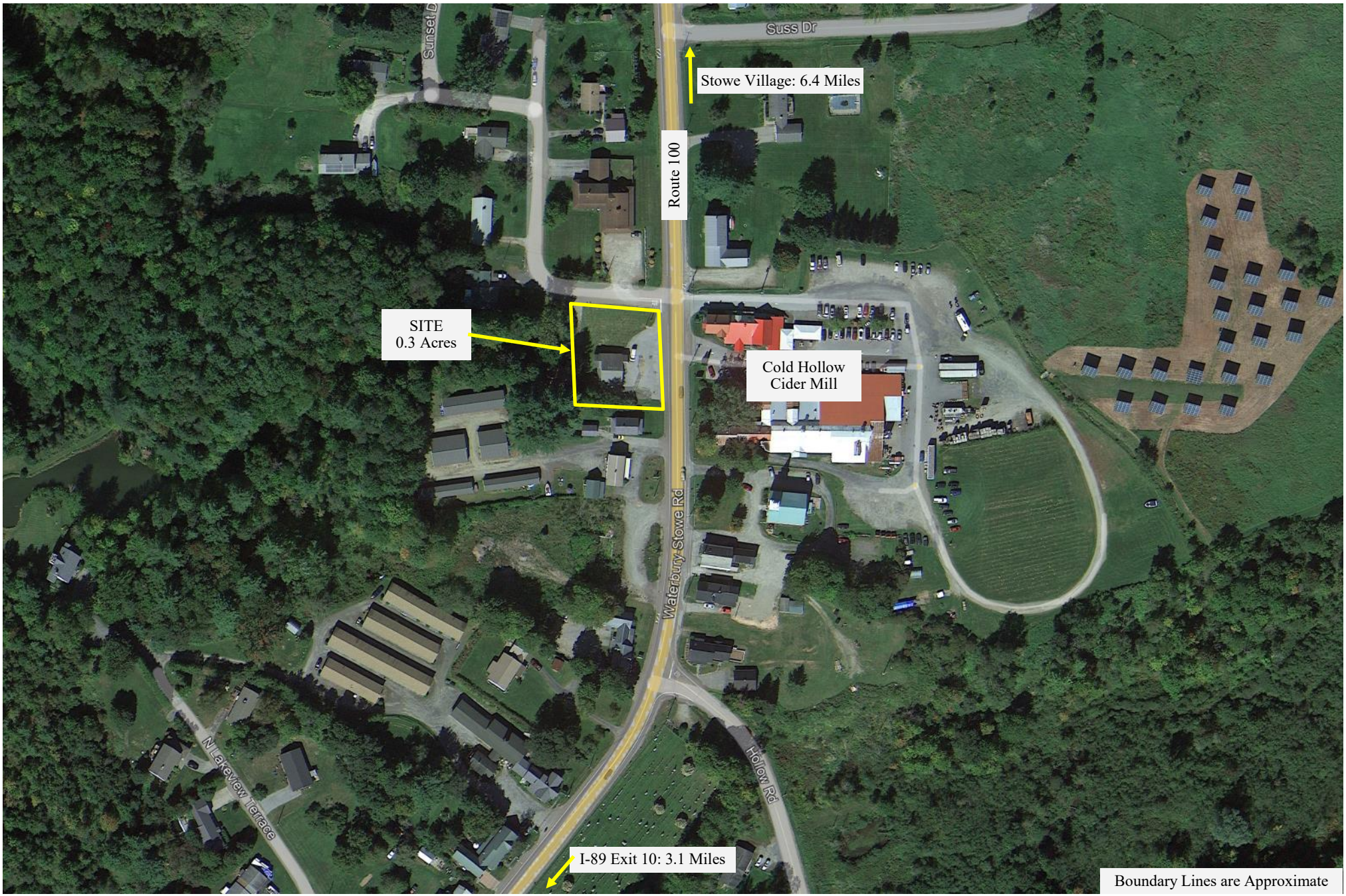
MARKET AERIAL



MARKET AERIAL

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:

NAI/J.L. Davis Realty
Printed Name of Real Estate Brokerage Firm

Jeff Nick
Printed Name of Agent Signing Below

_____
Signature of Agent of the Brokerage Firm Date