

Commercial Sale
5078669
Active

443 Railroad Street
St. Johnsbury VT **05819**
Unit/Lot #

Listed: 3/9/2026
Closed:
DOM: 42
\$875,000



County VT-Caledonia
VillDstLoc
Year Built 1900
Building Area Total 20,363
Building Area Source Assessor
Total Available Area 20,363
Total Available Area Source Assessor
Zoning Commercial
Road Frontage No
Road Frontage Length
Lot Size Acres 0.40
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$15,874.68
Tax Year 2025
Gross Income \$141,132
Net Income
Operating Expense

Activation Date

Business Type Multi-Family, Retail



Directions

Public Remarks The Cary & Main Building is a rare and compelling investment opportunity in the heart of vibrant downtown St. Johnsbury, Vermont. This beautifully remodeled mixed use brick building delivers immediate, reliable income with 4 fully leased commercial units and 2 modern residential apartments, all occupied by established tenants. Anchored by long term, successful retail businesses, the property generates strong, consistent cash flow backed by proven occupancy in one of the region's most visible commercial corridors. The striking façade is distinguished by a large scale original mural by internationally renowned Cuban artist Angel Ramirez transforming the building into a true local landmark and a defining piece of St. Johnsbury's thriving arts identity. Recent renovations have modernized interiors, and finishes throughout, minimizing near-term capital expenditure and ensuring lasting appeal for both commercial and residential tenants. Parking is plentiful, with convenient on street spaces and direct access to an adjacent municipal lot a meaningful advantage for retail foot traffic and residential tenants alike. Positioned at the intersection of community, culture, and commerce, this property benefits from St. Johnsbury's growing momentum as a destination for arts, dining, and tourism. Whether you're expanding your portfolio or seeking a turnkey income property in a close knit Northeast Kingdom community, the Cary & Main Building represents the best of what downtown Vermont has to offer. This property is located in an economic development zone.

STRUCTURE

Construction Materials Brick Exterior
Roof Membrane
Foundation Details Concrete
Basement No
Basement Access Type
Basement Description None

Building Number
Total Units 6
of Stories 1
Divisible SqFt Min
Divisible SqFt Max
\$/SqFtTot

Ceiling Height
Total Elevators 0
Total Loading Docks 0
Dock Levelers
Dock Height
Total Drive-in Doors 0
Door Height

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Retail	
UNIT 2	1	Retail	
UNIT 3	1	Retail	
UNIT 4	1	Residential	
UNIT 5	1	Residential	
UNIT 6	1	Office	
UNIT 7			
UNIT 8			

UTILITIES

Heating Forced Air
Cooling Central AC
Water Source Public
Sewer Public
Electric Circuit Breaker(s)
Utilities Cable Available, Telephone Available
Internet High Speed Intrnt at Site

Fuel Company
Electric Company
Water Company
Phone Company
Cable Company
Internet Service Provider

LOT & LOCATION

Submarket

Project Building Name Cary & Main Building

Waterfront Property No

Water View No

Water Body Access No

Water Body Name

Water Body Type

Water Frontage Length

Waterfront Property Rights

Water Body Restrictions

ROW Length

ROW Width

ROW Parcel Access No

ROW to other Parcel No

Zoning Description Business District, Historic District

Surveyed Unknown

Surveyed By

FEATURES

Other Equipment Sprinkler System

AirCond%

Sprinkler Wet

Signage

Railroad Available

Railroad Provider

Green Verification Body

Green Verification Program

Green Verification Year

Green Verification Rating

Green Verification Metric

Green Verification Status

Green Verification Source

Green Verification NewCon

Green Verification URL

PUBLIC RECORDS

DeedRecTy Warranty

Total Deeds

Deed Book 479

Deed Page 82-83

Map

Block

Lot

SPAN# 55817613368

Tax Rate

Tax Class Non-Homestead

Current Use No

Land Gains

PropID

PlanSurv#

Assessment Year 2024

Assessment Amount \$410,500

DISCLOSURES

Foreclosed/Bank-Owned/REO No

Sale Includes Building Only

Exclusions

Investment Info Yes

Flood Zone No

Seasonal No

Easements Yes

Covenants Unknown

Right of First Refusal

Auction No

Auction Date

Auction Time

Auctioneer Name

Auctioneer License Number

Auction Price Determined By

PREPARED BY

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