

Commercial Property for Sale by Owner

217 Pearl Street - Essex Junction, VT 05452

3200 sq ft commercial retail/office building with 125 ft of frontage, .75 acres, on Pearl Street, Route 15. Essex Junction. Plenty of parking (24 Spaces), building renovated in 2010 with new floors, slatwall, commercial windows, wiring, lighting, HVAC, (2) furnaces with central air, new wiring and more. Full Gigabit Network connections throughout the building, individual rooms, classroom, soundproof studio, office, with recessed power and internet floor connections in classroom and waiting room. Counter, waiting room, office, small kitchen area, restroom, classroom, studio, and individual private rooms in place, but rooms and layout can be modified to suit. New fire alarm system installed in 2020. High visibility area with a bus stop right out front.

Future development possibilities with the new Connected Junction plan that's been approved.

<https://www.connectthejunction.org/>

Available July 1, 2026

Current Lease Rate: \$5000/mo. Gross
Property Taxes: \$971.91/mo.
Insurance: \$165.42/mo.
Water Sewer Estimate: \$53.39/mo.
Total Estimated Monthly Lease Payment: **\$5000.00**
Current lease term ends: July 31, 2027, and buyout is allowed.

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Utility Estimates:
Power: \$240/mo., Gas: \$140/mo., Trash/Recycle: \$82/mo., Plowing: \$60/plow, Grounds: \$50/hr

Will consider offers for purchase starting at: \$1.6M

Access more photos here: [Google Photo Library](#)

