

Main Street Landmark Investment Opportunity

32-42 Main Street, Montpelier, Vermont



FOR SALE:

PRICE : \$1,555,000

SIZE: 10,905 ± SF

NOI: \$124,054

PROPERTY FEATURES:

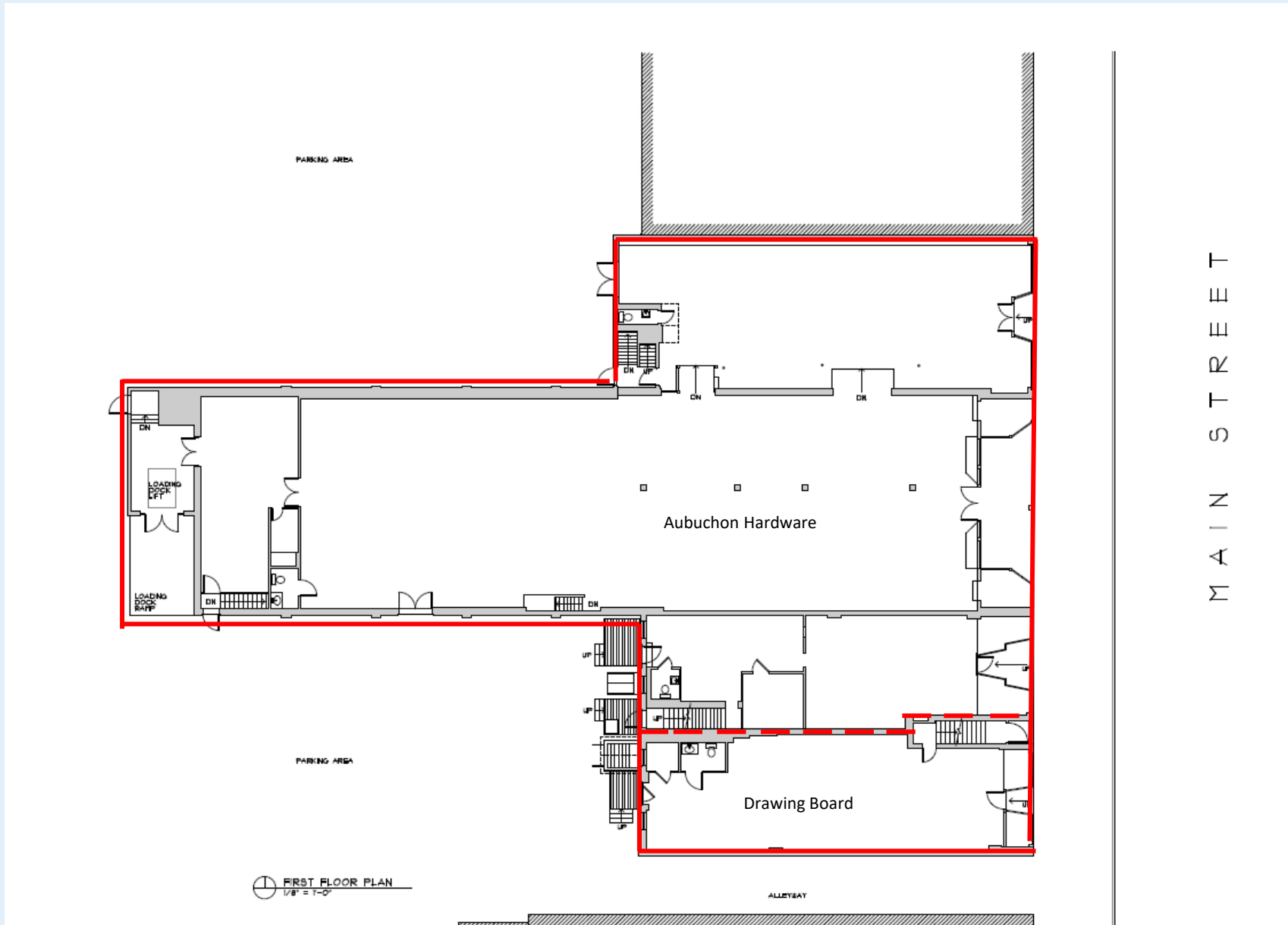
- Prime Main Street retail condominium in the heart of downtown Montpelier!
- Building is occupied by two established, long-term tenants including Aubuchon Hardware
- Surrounded by a vibrant mix of shops, restaurants, galleries and offices in one of Central Vermont's most active commercial corridors
- Do not miss out on this turnkey Main St Montpelier Retail Landmark!

Full Financials available to qualified buyers –
Please Contact Brad Worthen for more info.



Floor Plan

32-42 Main Street, Montpelier VT



Photos

32-42 Main Street, Montpelier VT



About The Tenant: Aubuchon Hardware

32-42 Main Street, Montpelier VT

Aubuchon Hardware:

Founded in 1908, Aubuchon is a fourth-generation, family-owned company and the oldest family-owned hardware business in America. Today, the company operates 136 stores across 11 states and continues to grow through strategic acquisitions of established local hardware businesses. Aubuchon combines the scale of a regional retailer with a strong commitment to customer service and the communities it serves.

Aubuchon demonstrated its commitment to the Montpelier location by rebuilding its store as the company's first co-branded Aubuchon Ace Hardware location. This significant investment reinforces the company's long-term commitment to the Montpelier market and the property.



OUR BRANDS

JOIN US



...and still growing!