

FOR SALE

GORGEOUS TIMBER FRAME WAREHOUSE BUILDING & EQUIPMENT

4663 US-2, East Montpelier, VT



Located along the highly traveled US Route 2 corridor in East Montpelier, this timber frame manufacturing facility offers a rare opportunity to acquire a purpose-built commercial property with substantial infrastructure already in place. The property consists of approximately 3.5± acres of improved land and includes a 5,400-square-foot main building, along with approximately 4,140 square feet of additional storage space. The primary building, constructed in 2015, is timber frame construction and was designed for the manufacturing, display, and sale of timber frame products.

SIZE:
5,400 +/- SF Plus Storage on 3.5 +/- Acres

USE:
Commercial

PRICE:
\$1,650,000

AVAILABLE:
Immediately

PARKING:
On Site

LOCATION:
4663 US-2, East Montpelier, VT

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

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BURLINGTON, VT 05401
www.vtcommercial.com

Listing courtesy of John Beal of Vermont Business Brokers

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Additional Property Information

The site is well configured for continued industrial, construction-related, or trade use. The land surrounding the main building is primarily gravel and is currently utilized for parking, circulation, and material storage. Several unheated storage structures are also located on-site and are presently used for lumber storage.

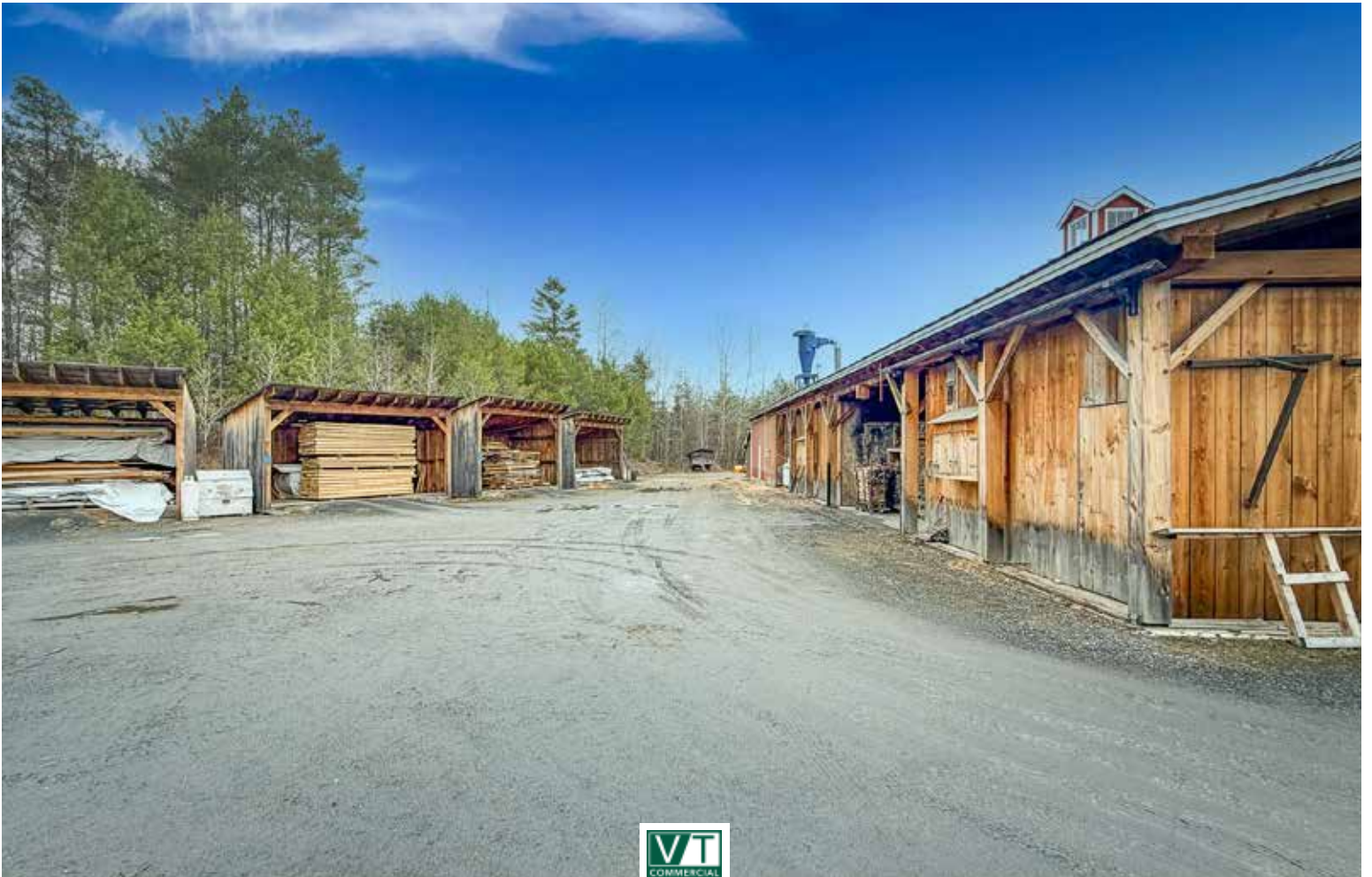
The property benefits from its location in East Montpelier, a Central Vermont community just outside Montpelier and within convenient reach of Barre, Plainfield, and the broader Washington County market. US Route 2 is one of the area's key east-west corridors, providing strong visibility and access between Montpelier and St. Johnsbury. East Montpelier's commercial and industrial development is concentrated largely along the US Route 2 and VT Route 14 corridors, making this a well-positioned site for a business requiring road exposure, truck access, outdoor storage, and proximity to regional customers and suppliers.

An equipment package is included in the sale, with a cost basis in excess of \$550,000. The equipment is ready for use should a buyer wish to continue operating in the timber frame business. Depending on the timing of closing, some inventory may also be available, primarily consisting of raw goods.

Zoning: Commercial. The real property, improvements, and equipment package are offered for sale at \$1,650,000.

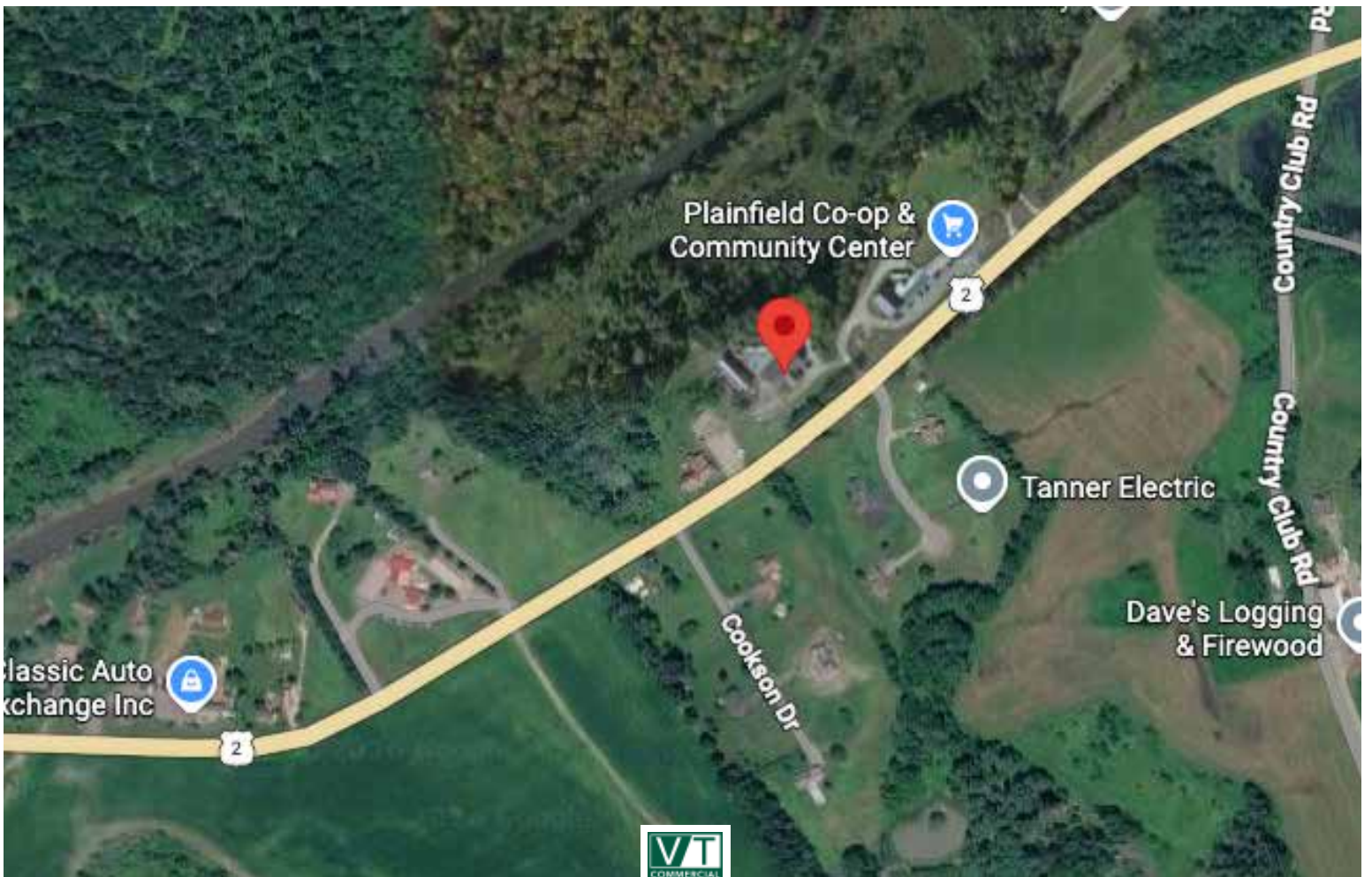
Call for additional details.- - - -













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

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] *Declined to sign*

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] *Declined to sign*

9/24/2015

