

Restaurant Building For Sale or Lease - Owner User Opportunity

626 Broad Street, Lyndonville, VT 05851



Building Size: 4,832 SF

Price: \$650,000

Lot Size: 1.26 Acres

Lease Rate: \$10.00/SF NNN

NAI J.L. Davis Realty

Commercial Real Estate Services, Worldwide.

Property Information

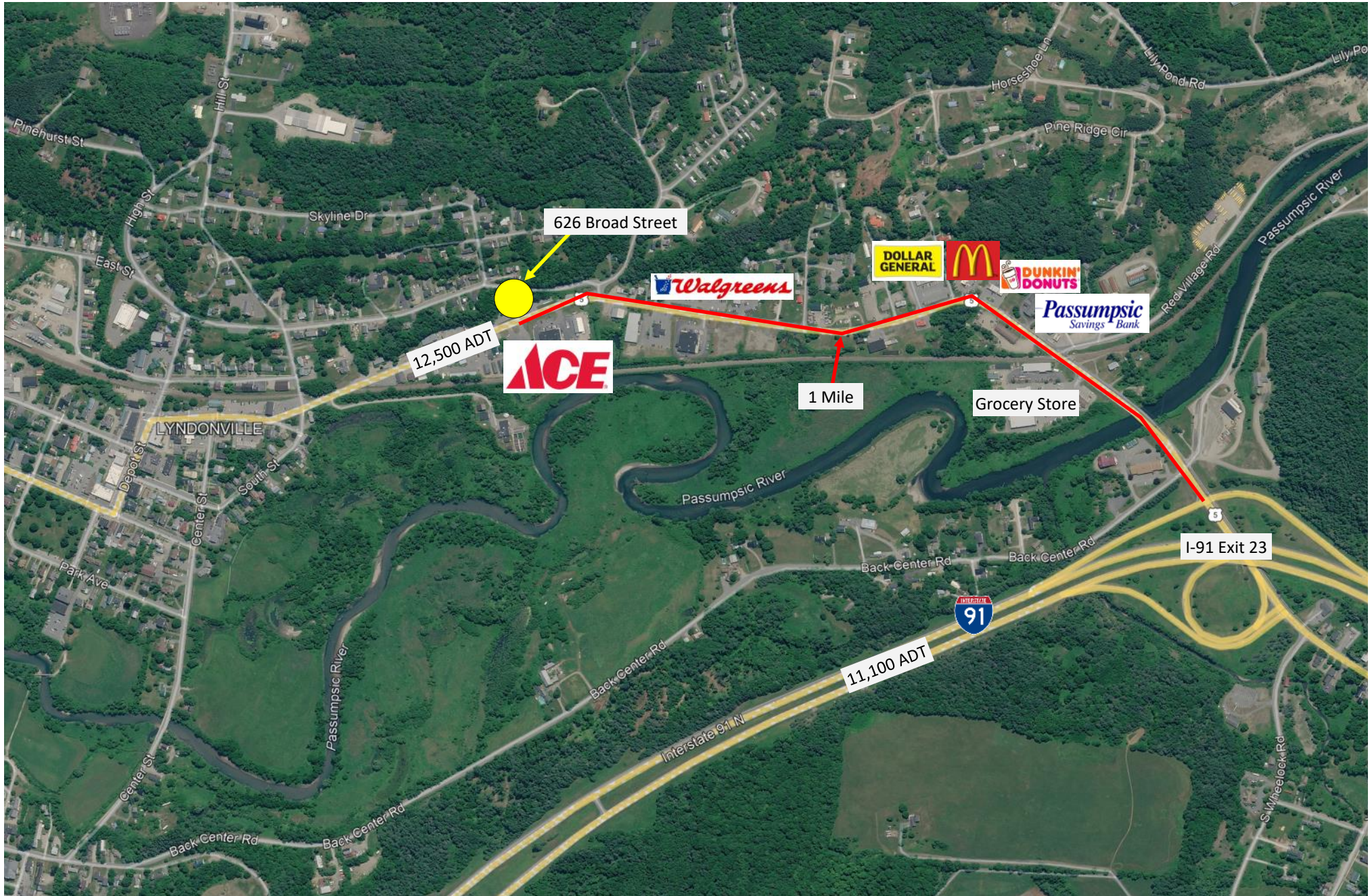
Investment Highlights:

- 4,832-SF Vacant Restaurant on a +/-1.26 Acre Parcel | Commercial Zoning
- 2005 Construction Built Above Flood Plain
- Two Entrances With Wheelchair Ramp and Large, Lighted Parking Lot With 39 Spaces
- Dock High Roll-Up Door On North Side of Building With Easy Truck Access For Loading
- Located Within an Opportunity Zone
- Electrical Service: 3-phase 400 amps

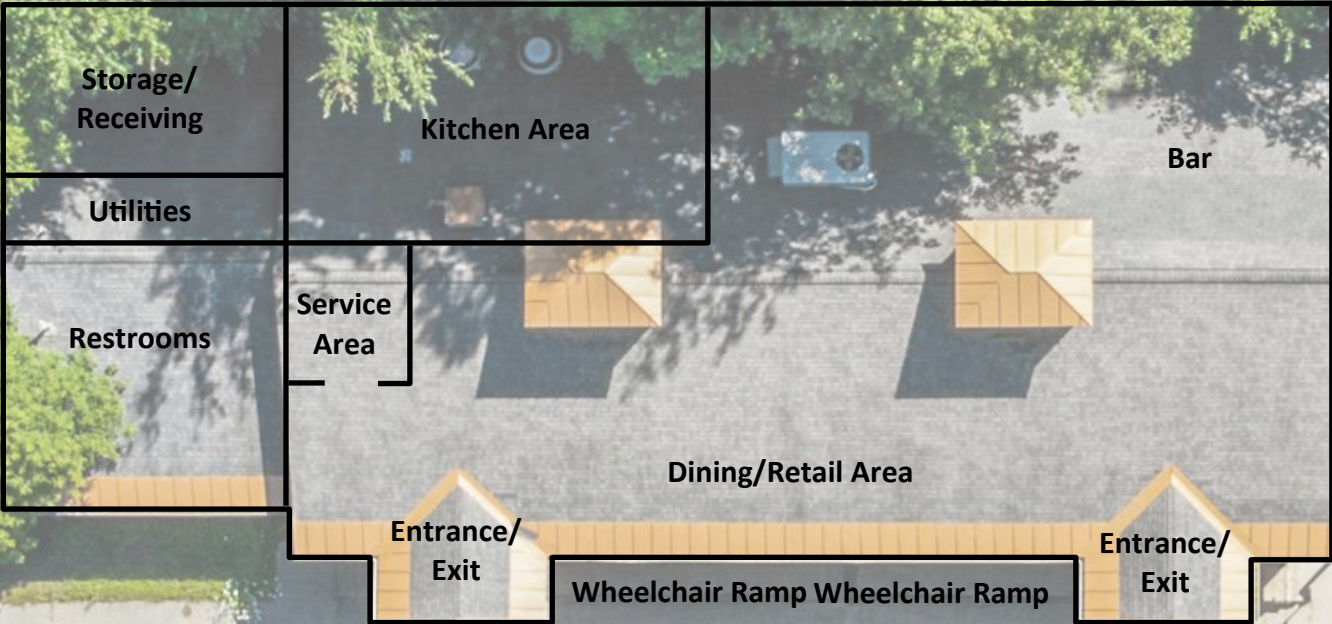
Location Highlights:

- High Visibility Directly Off of Broad Street, 12,500+ Vehicles Per Day
- 1 Mile Off of Interstate 91 Exit 23 Into Lyndonville, Seeing 11,100+ VPD
- Proximity to Downtown Lyndonville Along US-5 Going Through Downtown
- Located Near National Tenants Such as McDonald's, ACE Hardware, Walgreens, Mobil, Dollar General and More
- 2 Miles From Vermont State University Lyndon Campus, 1,200+ Students and Staff
- The Lyndon Area is a Popular Destination in the Northeast Kingdom Area close to State Parks, Ski Areas and Hiking Trails
- Lyndonville is Less Than Two Hours From Mount Washington and One Hour From Montpelier, The State Capital
- Stable Demographics: Population Exceeds is Projected to Grow by 2029 | Unemployment is Below 2% Within 1 Mile

Aerial



Floor Plan



Parking



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

NAI/J.L. Davis Realty

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Jeff Nick

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*