

# THE EQUITY GROUP

## REALTORS

### White River Jct. VT

Prime retail site

I-89 & I-91 Intersection— combined 40,000 VPD

9/10 acre

Easy on/off

Interstate Frontage

Drive thru allowed

\$1,200,000



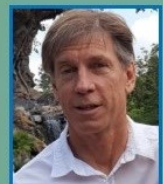
**James P. Ward**

Licensed Broker NH & VT

603 448 8000

264 Lafayette Rd. #10, Portsmouth NH

**EquityGroupRealtors.com**



# Retail site at I-89 & I-91

**1049 North Main Street  
Hartford  
White River Junction**

**VT**

**05001**

Interstate  
frontage



former gas  
station.



idea for most  
retail or auto  
related



<b>MLS #</b>	5049669	<b>Price</b>	\$1,200,000
<b>Property Class</b>	Land	<b>Status</b>	Active
<b>County</b>	VT-Windsor	<b>Lot Size Acres</b>	0.90
<b>Taxes TBD</b>	No	<b>Lot Size Square Feet</b>	39,204
<b>TaxAnnlAmt</b>	\$22,450.00	<b>Zoning</b>	commercial retail
<b>Tax Year</b>	2025	<b>Flood Zone</b>	No
<b>High School</b>		<b>OpenSpc</b>	
<b>Middle/Jr School</b>		<b>WaterAcc</b>	
<b>Elementary School</b>		<b>WatrBdyTp</b>	
		<b>WaterBody</b>	
		<b>WtrFrnLgth</b>	
		<b>Easements</b>	

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Inc.



Among last of retail sites at this high demand high entry bar intersection of I-89 and I-91. Just off ramp, visible to travelers at exit. Adjacent to new roundabout. Frontage on I-91 northbound. (sign restrictions to 25ft height, 150 sf) . Underserved market for highway travelers into VT & NH. Lack of food choices and hospitality for this high traffic area. Limited commercial zone. Among best locations for visibility, and ease of ingress, egress. Currently 2 curb cuts. Zoning for most retail, drive thru allowed. Area of major auto dealerships. 40,000 VPD combined for I-89 and I-91. 10,000 VPD curbside. Possible uses- Restaurant, bank, convenience store, coffee, fast food, drive through, motel, quick lube, auto related, sales, repairs, rentals. Clean site with Phase I and II, closure report available. Former gas station, 3 repair bays, 2 car wash bays (newer equipment available at \$300,000) 1980 building of 3174 SF. 480 SF Canopy.

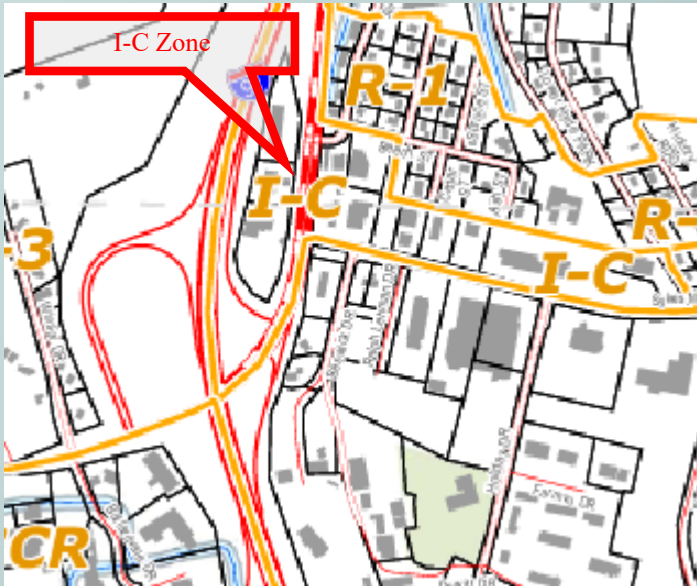
**easy on off- 40,000 VPD combined. 10,000 VPD curbside**

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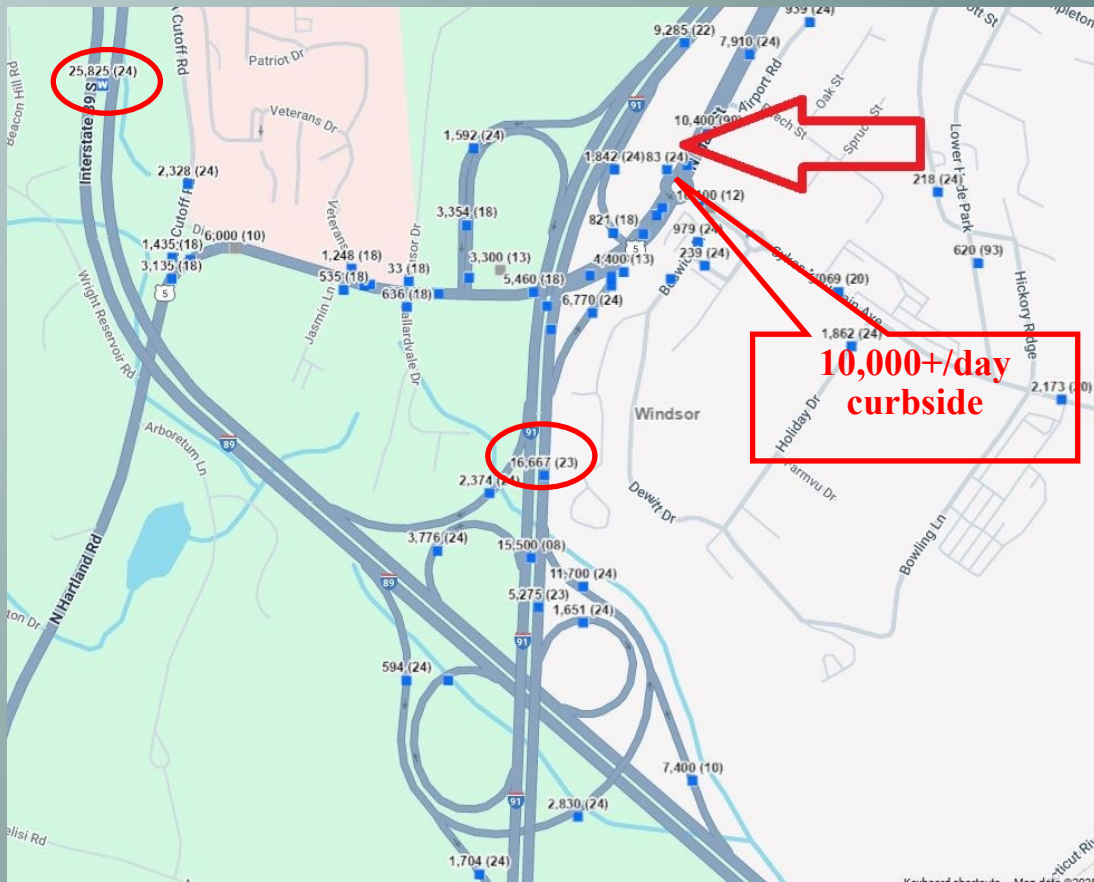
Listed By:

James Ward - Equity Group Real Estate Broker Inc.

# Zoning



# VT trans traffic count



# Table of uses



**ZONING REGULATIONS**  
**Town of Hartford**  
 171 Bridge Street, White River Junction, VT 05001  
 802-295-3075

**I-C**  
**INDUSTRIAL-COMMERCIAL ZONING DISTRICT**

**Objective**

To reserve locations for commercial and light industrial operations which require larger lots than are available in other commercial districts. The I-C Districts offer large, relatively level tracts of land with good highway access and sufficient distance to buffer existing residential neighborhoods.

**Permitted Uses\***

- Adult-oriented business
- Agriculture
- Bakery
- Banking, financial institution
- Bar
- Farmstand
- Food assembly/catering
- Funeral home
- Garden center
- Hospital/Medical center
- Hotel, motel, inn
- Light manufacturing/industry
- Light manufacturing/retail sales
- Medical clinic (no size limit)
- Motor vehicle fueling facility
- Motor vehicle sales
- Museum (no size limit)
- Nursing care facility
- Office (no size limit)
- Parking facility
- Place of worship
- Printing, publishing
- Public assembly facility (no size limit)
- Public information facility
- Recreational facility
- Research, testing laboratory
- Restaurant
- Retail < 10,000 square feet
- Veterinary clinic

Drive thru allowed

**Permitted Upon Issuance of a Conditional Use Permit\***

- Bed-and-breakfast
- Contractor's yard
- Contractor's shop
- Crematory
- Day-care facility
- Home business
- Junkyard
- Kennel
- Manufacturing/Industry
- Motor vehicle car wash
- Motor vehicle repair
- Open-air market
- Passenger terminal
- Public facility
- Retail > 10,000 square feet
- School
- Storage, mini-/self-
- Transportation terminal
- Warehouse

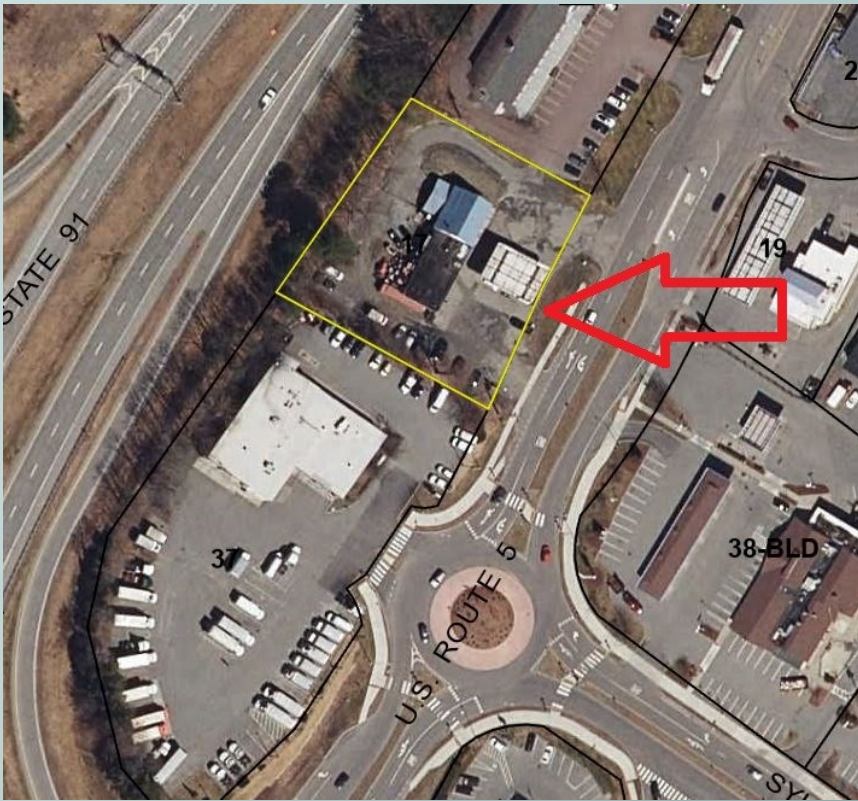
**Minimum Area and Dimensional Standards**

Class	Area (square feet)		Lot Dimensions (feet)		Setbacks (feet from property lines)		
	Per Dwelling Unit	Per Lot	Width	Depth	Front	Side	Rear
1	10,000	10,000	70	80	10	10	20
2	20,000	40,000	125	100	30	15	25
3	40,000	40,000	125	100	30	15	25

**Maximum Lot Coverage: 90%**

**\* Note: See § 260-16 and 260-45 regarding required reviews and approvals.**

# Site





Existing 2 curb cuts, Adjacent to new roundabout, Existing 1800 SF Building ,5 bays, canopy,



FORMER SUNOCO GAS STATION- CLOSED, CLEAN SITE,  
2 NEWER ROLLOVER CAR WASH AVAILABE FOR \$300,000

