



CLASSIC AMERICAN DINER BUSINESS

Rt 7 North, Milton, Vermont

Size: 6.77 acres +/-

Zoning: Resource Preservation - Industrial District

Price: \$2,000,000

Available: Immediately

Parking: On-Site/Shared

Location: Junction of Sand Hill Rd. and Allen Martin

Comments: Lorem ipsum dolor sit amet, consectetur adipiscing elit. Cras pharetra elementum finibus. Cras scelerisque aliquam orci, vitae pulvinar odio viverra et. Nunc efficitur mattis arcu, nec fringilla neque gravida id. Nunc ipsum augue, accumsan non augue eget, dictum suscipit justo. Aenean egestas id arcu et dapibus. Duis maximus egestas quam, vitae rhoncus elit ultricies eu. Donec quis urna massa. Nullam mattis, purus quis cursus vulputate, purus justo sodales quam, at egestas nunc nisi vitae nisi. Donec imperdiet ante sit amet nisi pellentesque maximus nec at nulla. Aenean ut ullamcorper justo, lobortis ullamcorper sapien.

Long Contact Name / 802-864-0000 ext.17 / contactEmail@vtcommercial.com

186 COLLEGE STREET, BURLINGTON, VERMONT 05401 / www.vtcommercial.com



EXCLUSIVELY FOR SALE



BASEMENT LEVEL OFFICE/RETAIL SPACE IN HIGH TRAFFIC AREA

6 North Main Street, Waterbury, Vermont

Size: 6.77 acres +/-

Zoning: Resource Preservation - Industrial District

Price: \$2,000,000

Available: Immediately

Parking: On-Site/Shared

Location: Junction of Sand Hill Rd. and Allen Martin

Contact Name / 802-864-0000 ext.17 / contactEmail@vtcommercial.com

186 COLLEGE STREET, BURLINGTON, VERMONT 05401 / www.vtcommercial.com

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

Headline Describing Following Details

Land: 6.77 acres +/-

Price: \$2,000,000

Services: Municipal Water / Sewer

Parking: On-Site/Shared

Power: 225 amps, 240 volt 3 phase

Access: 3 Overhead Doors / 2 man doors

Location: Junction of Sand Hill Rd. and Allen Martin

Taxes: \$6000 + / -

Zoning: Mixed Commercial Use - MCU
See Village of Essex Junction Land Development codes
Chapter 6, Section 615 & Use Chart 620.
www.essexjunction.org/codes/development-code

Available: Immediately

Headline Describing Following Details

Base Area: 23,320 +/- sf

Gross Area: 27,500 +/- sf

Finished Area: 5,262 +/- sf

Height: 18' in center warehouse, 20' in west warehouse

Foundation: Concrete slab

Roof: Rubber membrane

Loading Doors: 3 drive-in doors, 5 loading docks, and 7 service doors

HVAC: Natural Gas, with partial AC in finished areas

Electrical: 3-phase, 800 amp

Rest Rooms: 4, one with shower

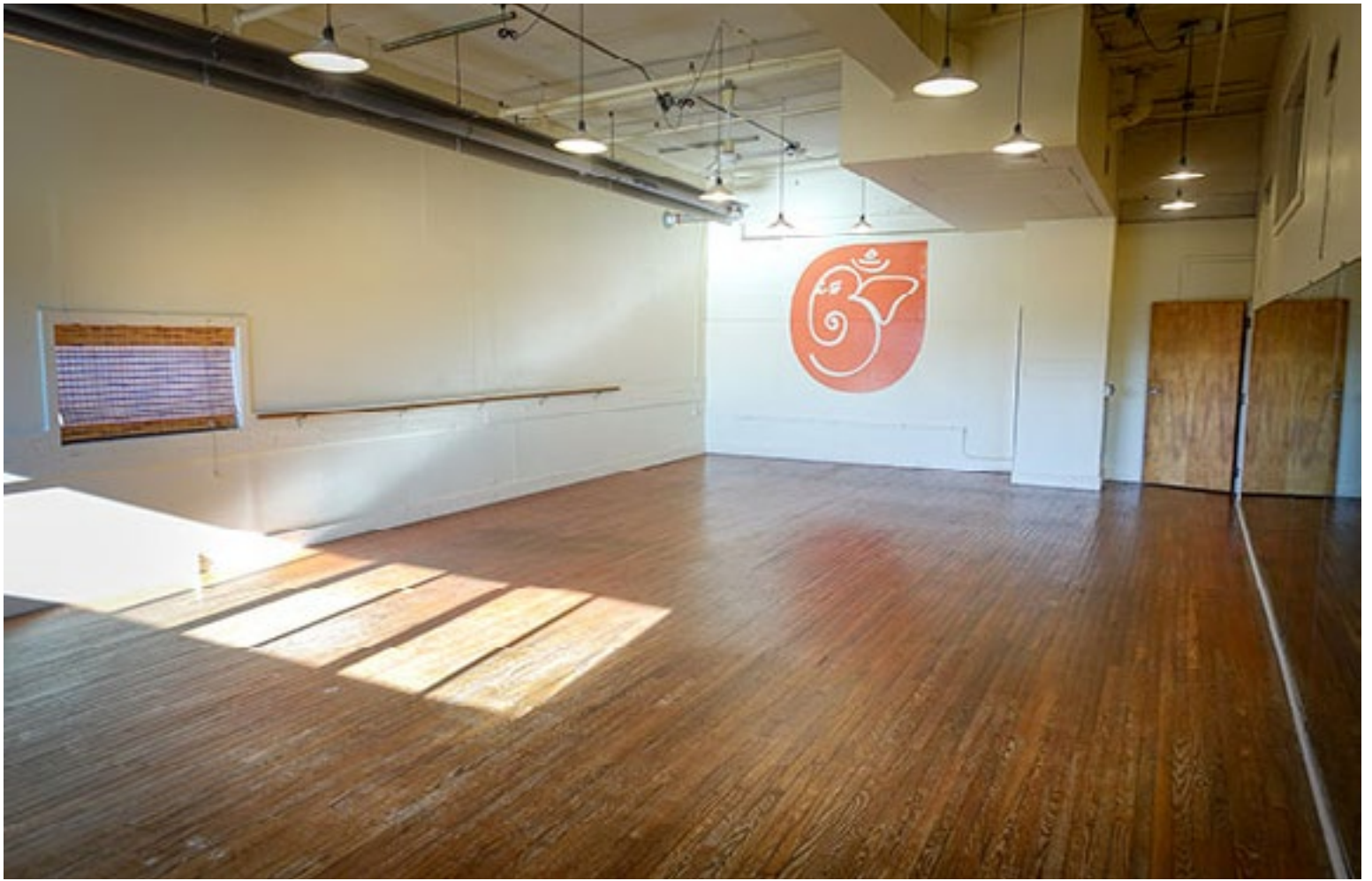
Headline Text ipsum augue, accumsan non augue eget:

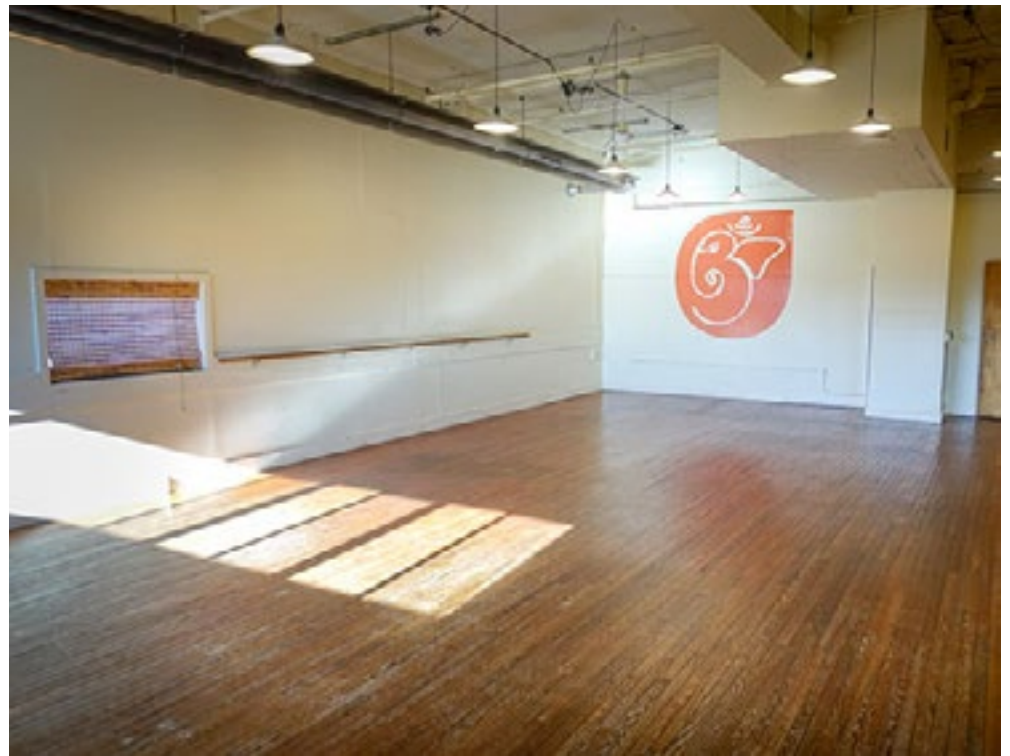
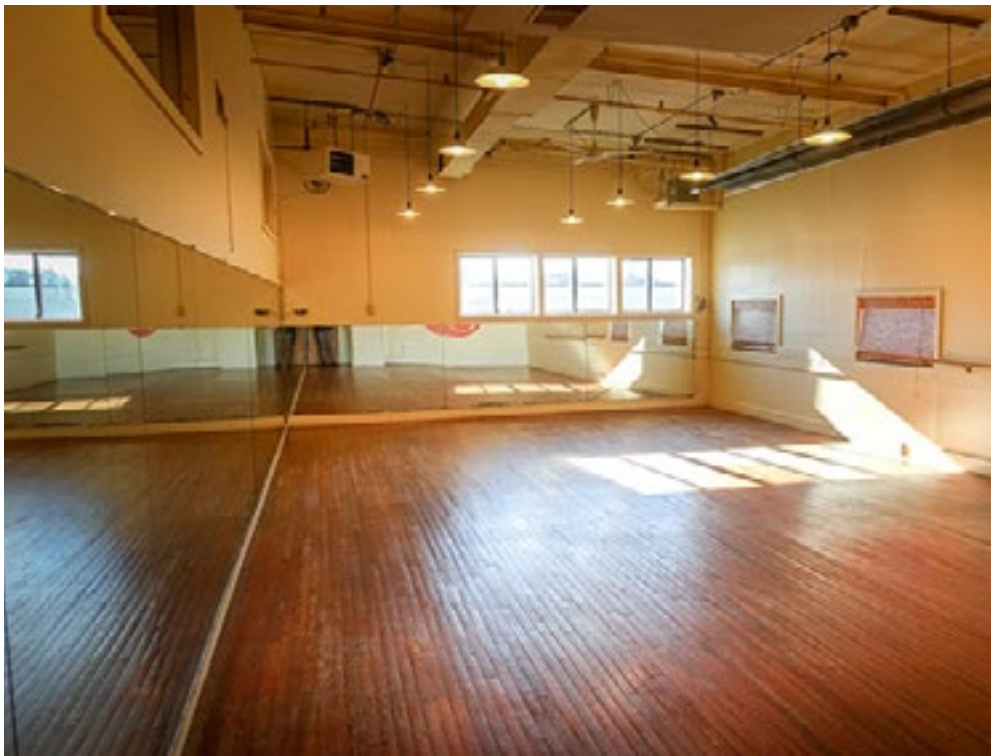
Body copy quis urna massa. Nullam mattis, purus quis cursus vulputate, purus justo sodales quam, at egestas nunc nisl vitae nisi. Donec imperdiet ante sit amet nisi pellentesque maximus nec at nulla. Aenean ut ullamcorper justo, lobortis ullamcorper sapien.

- List Style, Item one
- Item two, longer text, dictum suscipit justo. Aenean egestas id arcu et dapibus
- Item three
- Item four
- Item five some short, some long

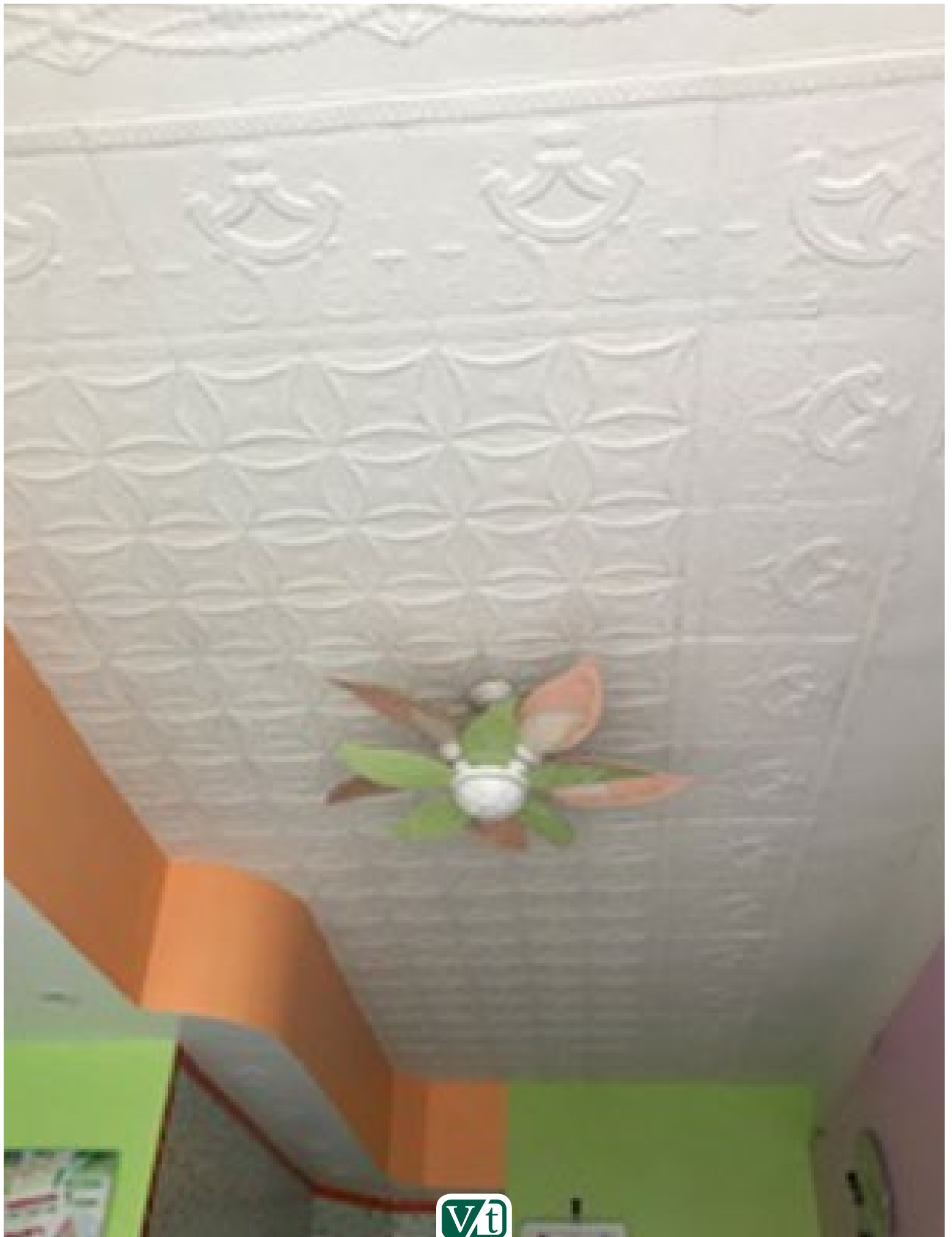
Headline Text Short:

- List Style, Item one no body copy above this one, maybe it looks a little sparse.
- Item two, longer text, dictum suscipit justo. Aenean egestas id arcu et dapibus
- Item three
- Item four
- Item five some short, some long









Campus Summary

The Property is anchored by Hinesburg's most iconic building– the award winning Renewable NRG Associates facility located on the ridge at 110 Riggs Road. This LEED gold certified building of 77,000 square feet is the recipient of countless awards and recognition, and set the standard for future development of the balance of the 66 acre campus.

The master plan for the campus anticipates a mixed use PUD, incorporating compatible uses of light industrial/ manufacturing businesses, office uses and residential neighborhoods. Existing Riggs Road will provide the main point of entry for the southern portion of the property, serving the commercial components of the campus.

Important natural, scenic and cultural resources will be preserved. The campus offers access to a hiking trail system, municipal water & sewer, public transportation, nearby restaurants and retail stores, the state's largest public high school, and an opportunity to be a part of a growing Chittenden County business and residential community.

Aliquam interdum aliquet maximus. Fusce non eleifend tortor. Fusce at nibh at nibh rhoncus finibus. Nunc eleifend nisl id tellus sagittis aliquam. In dui turpis, luctus in tristique id, vehicula at est. Nunc a volutpat mauris. Donec suscipit, eros eget feugiat molestie, tortor felis commodo tortor, in egestas nisl neque sit amet erat.



Development Opportunity

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nam mi sem, placerat a urna et, gravida tempus velit. Sed leo ipsum, ultricies id tellus eu, pharetra ornare orci. Morbi ac arcu a sapien pretium consectetur ut eget leo. Donec ac ultricies massa, pretium pellentesque tortor. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Donec eu auctor ex. Donec sodales ac orci at sodales. In facilisis dui metus, vel volutpat quam egestas a. Aenean et interdum dolor.

Vivamus et mattis ipsum. Donec suscipit, eros eget feugiat molestie, tortor felis commodo tortor, in egestas nisl neque sit amet erat. Integer lacinia felis risus, ut elementum sem molestie nec. Nam neque nunc, fermentum non auctor dictum, faucibus eget risus. Donec purus libero, fringilla sed porttitor eu, facilisis sit amet enim. Aliquam interdum aliquet maximus. Fusce non eleifend tortor. Fusce at nibh at nibh rhoncus finibus. Nunc eleifend nisl id tellus sagittis aliquam. In dui turpis, luctus in tristique id, vehicula at est. Nunc a volutpat mauris. Pellentesque efficitur metus ipsum, eu venenatis ex gravida ut. Suspendisse malesuada imperdiet eros, et placerat metus interdum quis. Donec consectetur ante id massa consectetur dignissim. Etiam at felis sodales, pellentesque tortor non, pulvinar odio.





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

