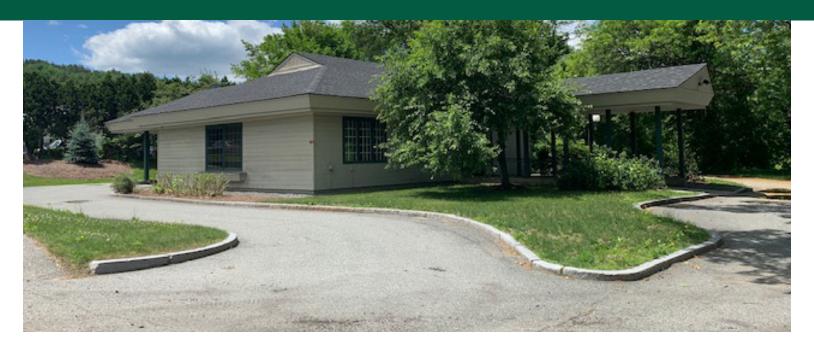
FOR SALE OR LEASE

HIGH TRAFFIC RETAIL SITE

431 Woodstock Road, Woodstock, Vermont



VT Commercial is pleased to offer this 1,824 SF stand alone building on a .65 acre lot for sale or lease. This location provides major visibility from Route 4/ Woodstock Road. Its a former bank site with 2 drive up lanes (banking use is permitted). Single story, masonry building with full basement. Layout currently consist of former walk up teller counter with 2 drive up lanes, tile carpet flooring with two full glass offices and one conference room. ATM spot is boarded up but could be reactivated by a bank. Safe and deposit boxes still in place. Basement has a wide open office area, two bathrooms, furnace/utility room, & another safe room. Taxes are \$9,911.96. *** recent sprinkler head froze and caused internal damages. Walls have been stripped to the studs and space are ready for insulation and sheetrock.

SIZE:

1,824 SF on .65 Acre

PERMITTED USE:

Commercial, Light Industrial

PRICE:

\$650,000 or lease at \$5,000/mo NNN plus utilities

AVAILABLE:

Immediately

PARKING:

On site

LOCATION:

431 Woodstock Road, Woodstock

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:

LINDA I LETOURNEAU

802-343-2107

linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

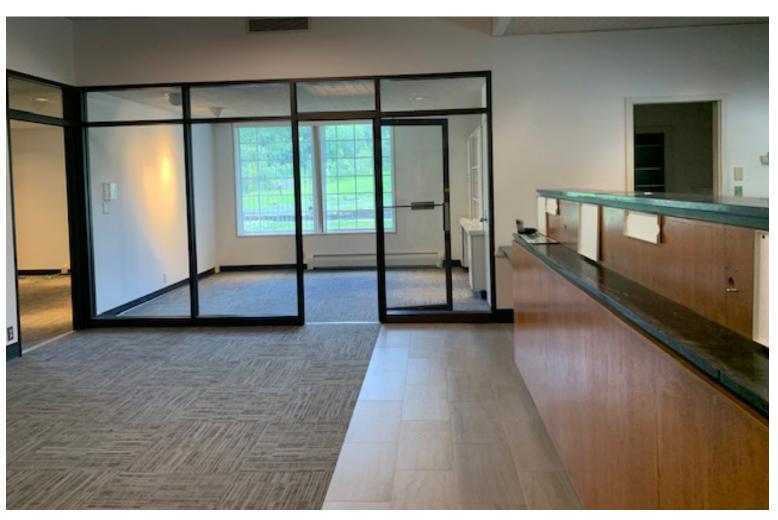
www.vtcommercial.com



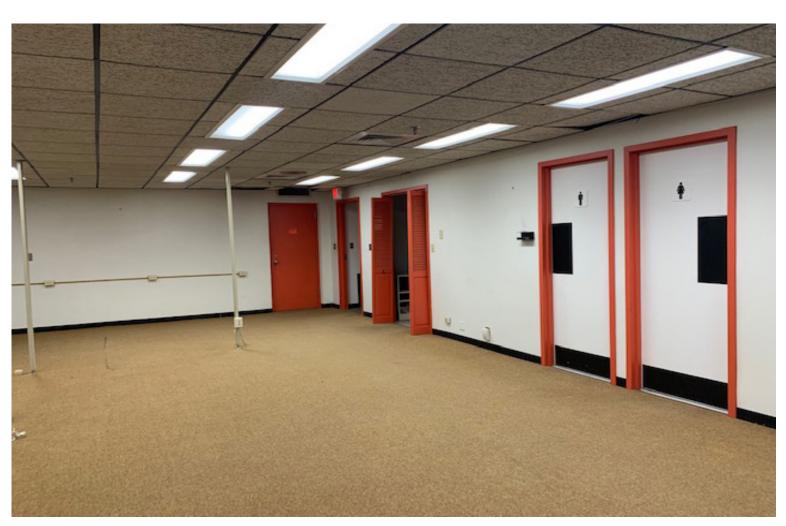
















Vermont Real Estate Commission Mandatory Consumer Disclosure



[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	1
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		

