



3296 US Route 22A. Shoreham, VT

### Property Description

High visibility corner lot at junction of Route 22A and Route 74. Currently a 6,148 SF multi-family apartment with prior commercial use. In need of renovation or complete re-development. Priced accordingly. Existing municipal sewer and water services. New underground electric service and six separate meters. 380' of frontage on Route 22A and 165' on Route 74 with curb cuts on both. Huge exposure heading in both northerly and southerly directions on 22A, a major route for tourists and commercial transportation from New York to Montreal. Priced below assessed value. Zoned village commercial. Call Ross for additional information.

### Quick Summary

<b>Price</b>	<b>\$89,000</b>
<b>Type:</b>	Multifamily
<b>Status:</b>	For Sale
<b>Size:</b>	6,148 sq ft

### Map

### Contact



#### Ross Montgomery

Principal

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