

3429 / 3471 US Route 4  
Killington, VT | MLS#: 4746635



AWARD-WINNING ASPEN EAST SKI SHOP!



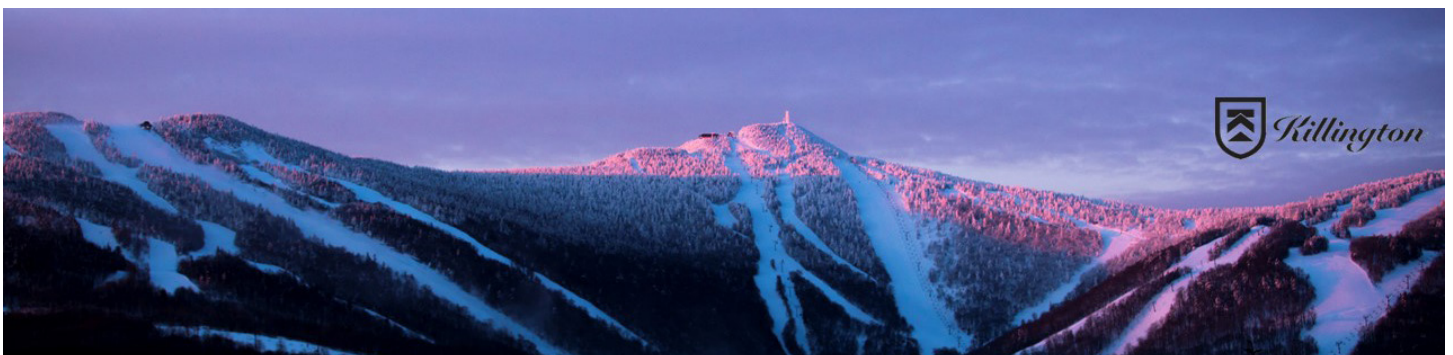
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**If you've ever dreamt of owning an award winning ski shop, look no further than this remarkable property in Killington** - the first ski shop visitors pass on their way into the area! Aspen East has been a superior ski and snowboard shop in New England, and Killington, for more than 40 years. This both forward thinking, profitable, and well-established business sits on over seven acres of land and includes two commercial buildings and land that can be subdivided. The shop boasts gorgeous windows that create a bright, airy and inviting space. The sale of this shop will include a Wintersteiger Microjet PRO Robotic Ski/Snowboard tuning machine and kit, as well as the demo/rental fleet of skis and snowboards, racks and fixtures. This is a successful, sustainable business, with an established customer base, and plenty of room for expansion and growth.

This property won't last long - if you're interested in the opportunity to own this exceptional ski and snowboard shop, don't delay and schedule your showing today!



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Commercial Sale  
4746635

Active

**3429/3471 US Route 4 Route**  
**Killington VT 05751**

Unit/Lot

Listed: 4/20/2019  
Closed:



Property Panorama VT URL

**County** VT-Rutland  
**Village/Dist/Locale**  
**Year Built** 1998  
**# of Stories** 1  
**Zoning** Commercial  
**Taxes** TBD  
**Tax - Gross Amount** \$19,769.76  
**Tax Year** 2018  
**Tax Year Notes**  
**Lot Size Acres** 7.640000  
**Lot - Sqft** 332,798  
**Assessment Year**  
**Assessment Amount**  
**Tax Class** Non-Homestead  
**Tax Rate**  
**Vacant Land** No  
**Basement** No  
**Basement Access Type**  
**Total Loading Docks** 1  
**Dock Height**  
**Dock Levelers**  
**Total Drive-in Doors**  
**Door Height**

**Business Only** No  
**Submarket**  
**Sub Property Type** Business, Opportunity, Other, Retail  
**Sub Property Type Use** Business w/ Real Estate, Other  
**SqFt-Total Building** 13,000  
**SqFt-Apx Building Source**  
**SqFt-Total Available** 13,000  
**SqFt-Total Source**  
**Price Per SQFT** \$207.31  
**Divisible SqFt**  
**Divisible SqFt Max**  
**Divisible SqFt Min**  
**Gross Income**  
**Operating Expense**  
**Net Income**  
**Operating Expense Includes**  
**Road Frontage** Yes  
**Road Frontage Length** 817  
**Traffic Count**  
**Railroad Available**  
**Railroad Provider**

**Water Body Access**  
**Water Body Type**  
**Water Body Name**  
**Water Frontage Length**  
**Water Restrictions**  
**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Current Use**  
**Flood Zone** No  
**Seasonal**  
**Land Gains**  
**Auction**  
**Foreclosed/Bank-Owned/REO** No  
**Days On Market** 2  
**Delayed Showing** No  
**Date - Showings Begin**

**Remarks - Public** If you've ever dreamt of owning an award winning ski shop, look no further than this remarkable property in Killington - the first ski shop visitors pass on their way into the area! Aspen East has been a superior ski and snowboard retail shop in New England, and Killington, for more than 40 years, and features two online retail stores. This forward thinking, profitable, and well-established business sits on over seven acres of land and includes two commercial buildings and land that can be subdivided. The shop boasts gorgeous windows that create a bright, airy and inviting space. The sale of this shop will include a Wintersteiger Microjet PRO Robotic Ski/Snowboard tuning machine and kit, as well as the demo/rental fleet of skis and snowboards, racks and fixtures. This is a successful, sustainable business, with an established customer base, and plenty of room for expansion and growth. Office on second level of main building, and warehouse connected by double garage doors to loading dock for tractor trailer deliveries. Building two currently being used as the online fulfillment center, with plenty of offices and supplies- includes a lock-out room for UPS & FedEx to pick up and deliver packages. This property won't last long - if you're interested in the opportunity to own this exceptional ski and snowboard shop, don't delay and schedule your showing today!

**Directions** From I-89 Exit 3, follow VT-107 to VT-100. Slight right on to US 4. Location will be 2.4 miles down Rte 4 on the left.

Feature	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Level -- Description Type	1 Retail	Other						
<b>Expenses - Annual</b> <b>Expenses - CAM</b> <b>ExpInsur</b> <b>ExpMaint</b> <b>ExpMgmt</b> <b>Expenses - Taxes</b> <b>Expense - Utility</b> <b>Loss Factor Percentage</b> <b>Vacancy Factor</b> <b>Investment Info</b>	<b>Project Building Name</b> Aspen East <b>Building Number</b> <b>Total Units</b> <b>Signage</b> Adequate <b>AirCond%</b> <b>Ceiling Height</b> <b>Sprinkler</b> <b>Total Elevators</b>	<b>Gas - Natural Available</b> No <b>Heating</b> Radiant, Radiant Floor <b>Heat Fuel</b> Gas - LP/Bottle, Oil <b>Sewer</b> Private Available <b>Water</b> Private	<b>Map Block</b> <b>Lot</b> <b>SPAN Number</b> 588-185-11060 <b>Property ID</b>	<b>DeedRecTy</b> Warranty <b>DeedBook</b> 197 <b>DeedPage</b> 509 <b>TotDeeds</b> <b>Covenants</b> Unknown <b>Easements</b> Unknown <b>PlanSurv#</b>	<b>Cable Company</b> <b>Electric Company</b> <b>Fuel Company</b> <b>Phone Company</b>	<b>Surveyed</b> <b>Surveyed By</b>		
<b>Area Description</b> Near Country Club, Near Golf Course, Near Shopping, Near Skiing, Near Snowmobile Trails, Neighborhood, Other, Near Public Transportatn <b>Lot Description</b> Alternative Lots Avail, Country Setting, Open, Other, Ski Area, View, Wooded <b>Construction</b> Steel Frame <b>Foundation</b> Poured Concrete <b>Exterior</b> Glass, Wood Siding <b>Roof</b> Shingle - Asphalt	<b>Features - Commercial</b> Phone System, Public Restrooms <b>Features - Accessibility</b> Hard Surface Flooring, One -Level Business <b>Parking</b> On-Site, Parking Spaces 21+, Unpaved, Visitor <b>Transport/Access</b> Major Road Access, Paved	<b>Sale Includes</b> Equipment, Land/Building/Business <b>Items Excluded</b>						

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