

EXCLUSIVELY FOR LEASE

BUSY DOWNTOWN WATERBURY RETAIL SPACE

149 Main Street, Waterbury, VT



Waterbury is the gateway to Vermont's best winter and summer mountain destinations. Maybe better yet, it is also located at the Interstate 89 exit which brings you to 2 of Vermont's most well-known breweries, Lawson's Finest and The Alchemist. On top of these traffic generators, Waterbury itself is foodie and beer heaven with some of the most successful restaurants in the state located downtown. The state of Vermont has recently completed renovations on its 100 acre Office Complex which is located less than a half-mile down Main Street. This complex houses around 1,300 +/- state workers. Keurig Dr. Pepper (formerly Green Mountain Coffee) also has a large campus just down the street. Main Street has recently been renovated to include upgraded sidewalks that reach this listed retail location. Take advantage of this easy access and parking, retail location today!

SIZE:
5,495 +/- SF

PERMITTED USE:
Retail

PRICE:
\$3,500/mo GROSS

AVAILABLE:
Immediately

PARKING:
On Site

LOCATION:
Downtown Waterbury

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:

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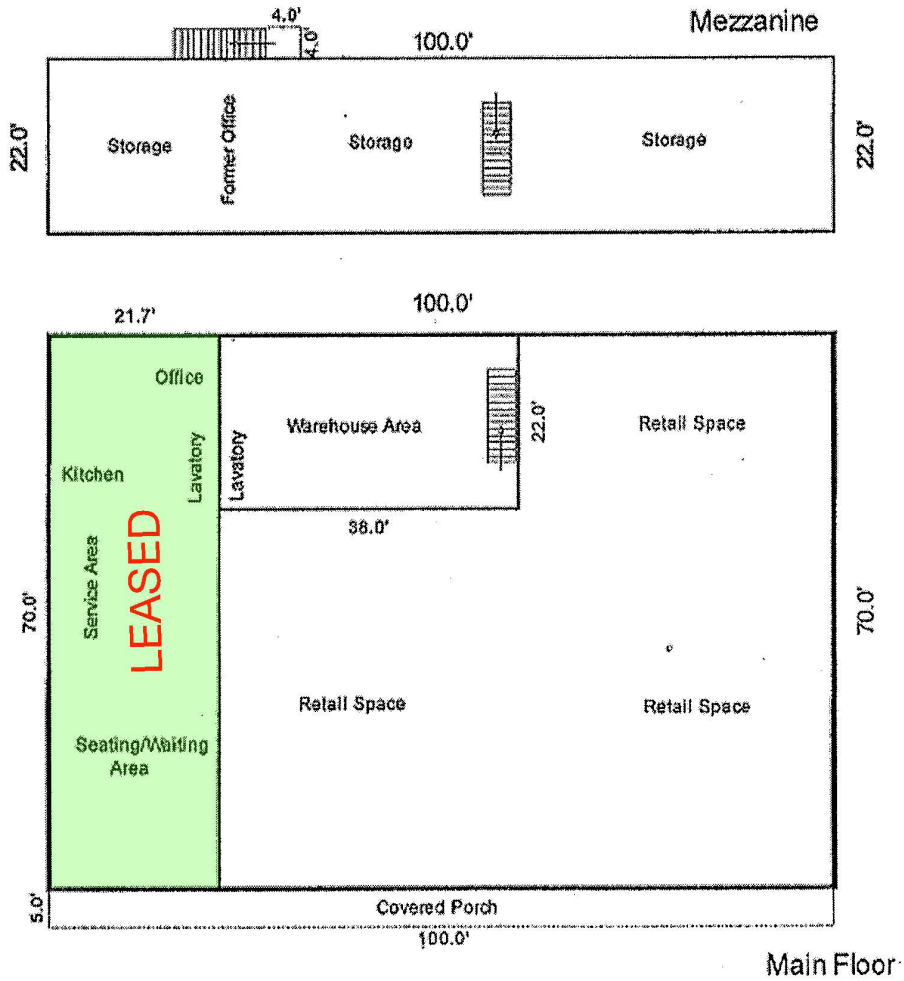
www.vtcommercial.com

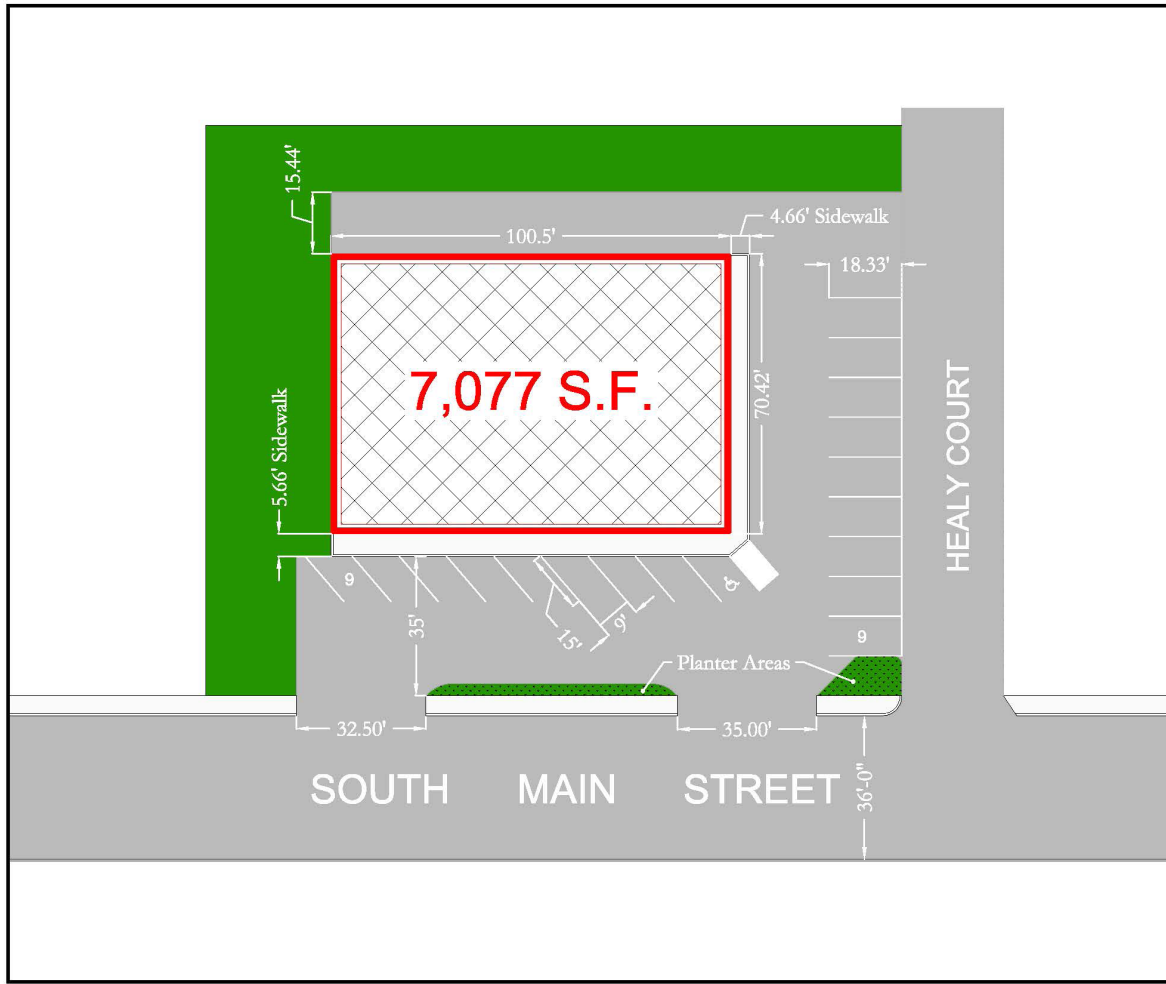


Exhibit A

WATERBURY, VT

SKETCH OF SUBJECT PROPERTY





THIS IS A CONCEPTUAL PLAN OF AN EXISTING BUILDING. THIS IS NOT A FINAL CONSTRUCTION PLAN. ALL INFORMATION PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE INFORMATION PROVIDED IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS INFORMATION.

Preliminary Site Plan
 Scale: 1" = 30'

Available
 149 S. Main Street - Waterbury, VT



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
[] *Declined to sign*

Printed Name of Agent Signing Below

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date
[] *Declined to sign*

9/24/2015

