

# FOR SALE

## THE ENGINE HOUSE

81 Freight Yard Way, Northfield, Vermont



## THE ENGINE HOUSE

The “Engine House” is a 34’ X 160’ brick building on .93 acres. This amazing building was constructed in the mid-19th century for the purpose of servicing steam locomotives. The property has been completely restored, featuring a standing seam roof, radiant floor heat throughout with 7 zones, custom windows & doors, sky lights with rain sensors, a 6,000 lb. in floor dock lift, 17’ tall overhead doors, and a security card access system. Interior layout provides a mix of eight offices on 2 levels, kitchenette, conference rooms, receiving area and a mezzanine overlooking the high bay warehouse. Both office space and warehouse/mezzanine are climate controlled.

**SIZE:**

7,100 +/- SF; lot #2 is 0.93 +/- acres

**PERMITTED USE:**

Industrial, office, retail, residential, etc.

**PRICE:**

\$750,000 (taxes are \$13,900 annually)

**AVAILABLE:**

Immediately

**PARKING:**

Ample, on-site

**LOCATION:**

81 Freight Yard Way, Northfield

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:

YVES BRADLEY | LINDA I LETOURNEAU

802-363-5696 | 802-343-2107

yb@vtcommercial.com | linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

Convenient location in Northfield's Designated Village Center. Restaurants, Depot Square, the library, banking, and local businesses are all within walking distance. Unique opportunity to see Amtrak passing through twice a day. An option to lease will be considered. Additional buildings and adjacent land potentially available with development opportunities.

OFFICE SPACE including toilet rooms, kitchenette/breakroom, and conference room is approximately 3,000 SF.

5-Ground floor private offices.

1-Ground floor kitchenette/breakroom.

2-Ground floor toilet rooms (1 ADA).

1-Ground floor conference room.

3-Second floor offices.

Mechanical room and Electrical closet.

WAREHOUSE SPACE including mezzanine is approximately 4,100 SF.

Mezzanine-850 SF

Warehouse-3,250 SF with 17' ceiling height.

Included in the sale is annual income from AT&T, who leases an area of Lot #2 that houses AT&T's regeneration building  
Income balance remaining on AT&T's lease as of May 2025 is \$109,880.00.

Rent 12/26/2017 through 12/25/2026 - \$8,040.00 per year.

Rent 12/26/2026 through 12/25/2037 - \$9,380.00 per year.

There is nothing the Landlord is required to do for AT&T-No plowing, no mowing, no maintenance, nothing.

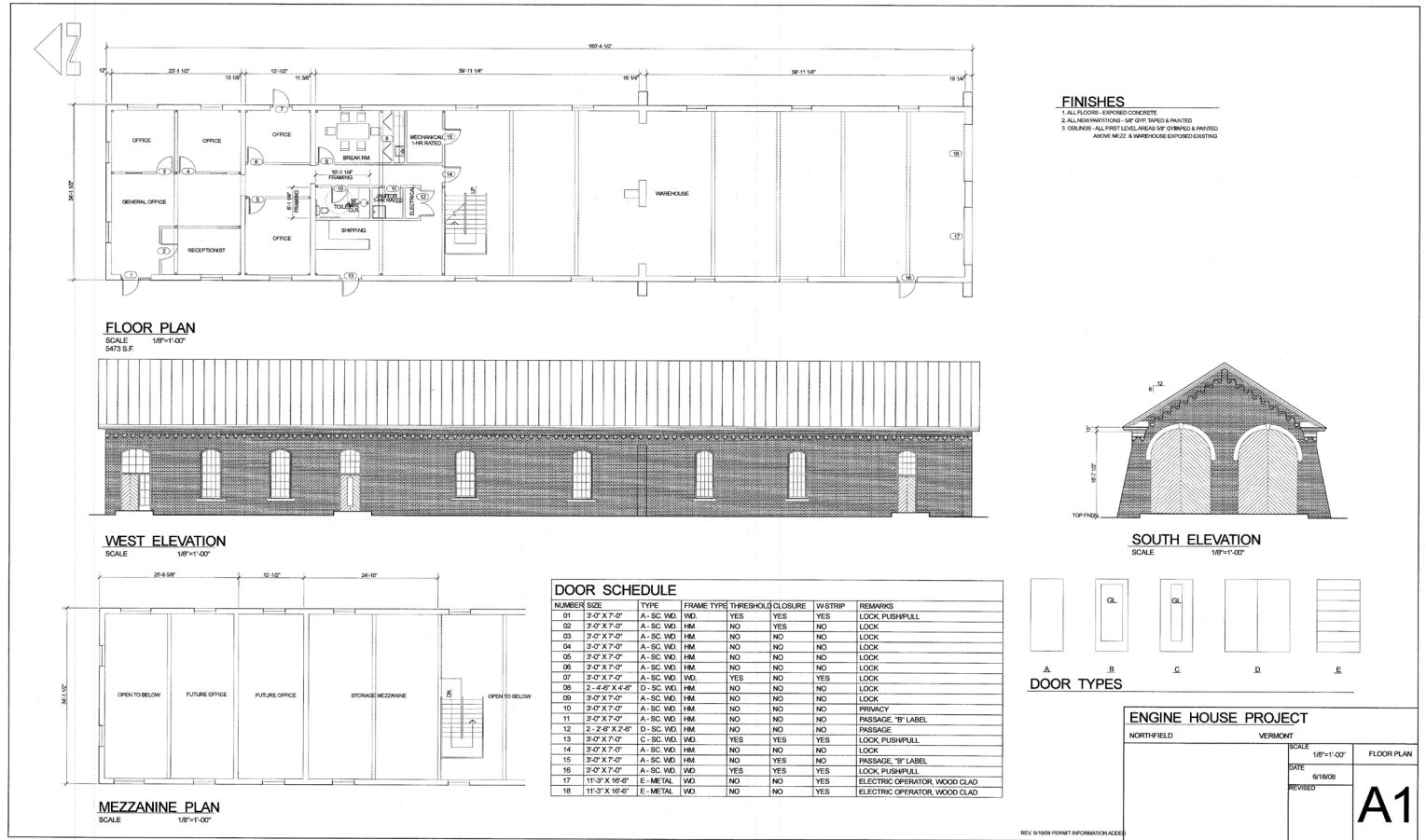














# Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

9/24/2015

