

149 S Main Street

Waterbury, VT



AVAILABLE FOR SALE:

PRICE REDUCTION!

For Sale: ~~\$725,000~~ \$675,000

Building Size: 7,000 +/- SF

Lot Size .54 Acres

PROPERTY HIGHLIGHTS:

- Building located in the heart of Waterbury Historic Village District
- Ample parking available in front and side of building
- Professionally owned and managed
- Fully Leased – Long term tenants
- Cash Flows and Rent Rolls are Attached
- High Visibility Location



FOR MORE INFORMATION, CONTACT:

Brad Worthen

O: 802 992 9287 | M: 802 343 0861 | bworthen@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

149 S Main Street


Waterbury, VT

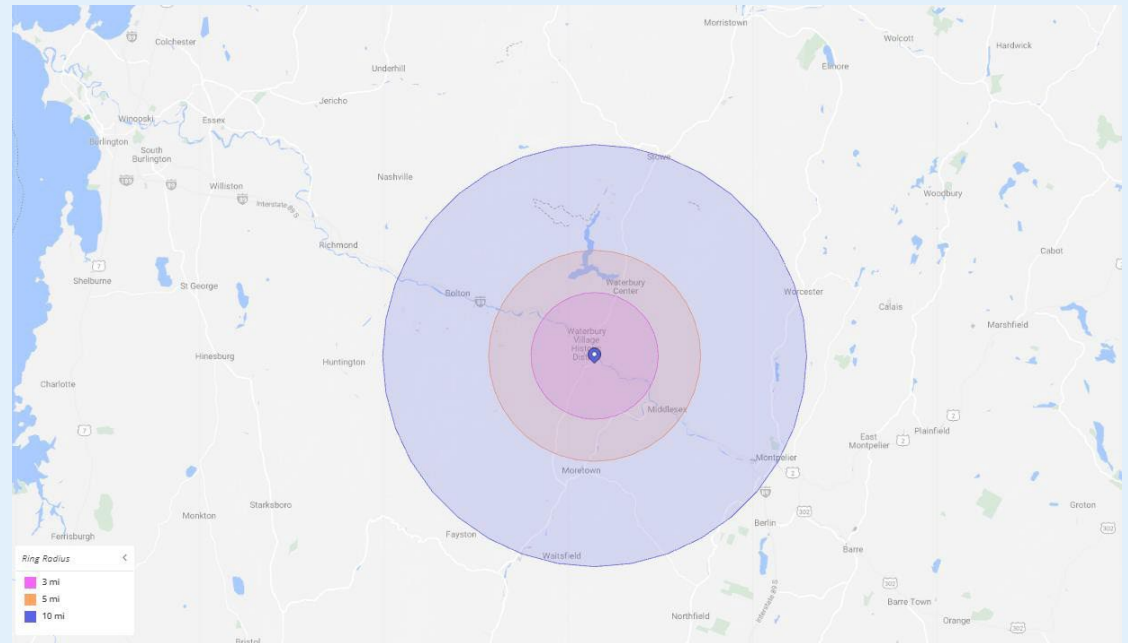





149 S Main Street

Waterbury, VT

AVAILABLE FOR SALE:

Daily Traffic Count	 = 7,526
Avg Weekly Visits	452



	 3 miles	 5 miles	 10 miles
Population	2,209	6,934	17,755
Households	971	2,890	7,854
Avg Household Income	\$76,321	\$86,635	\$83,074

*Information provided by  **Placer.ai**



FOR MORE INFORMATION, CONTACT:

Brad Worthen

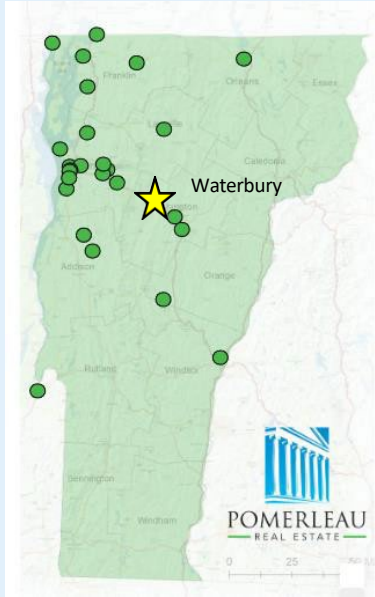
O: 802 992 9287 | **M:** 802 343 0861 | bworthen@vermontrealestate.com

vermontrealestate.com

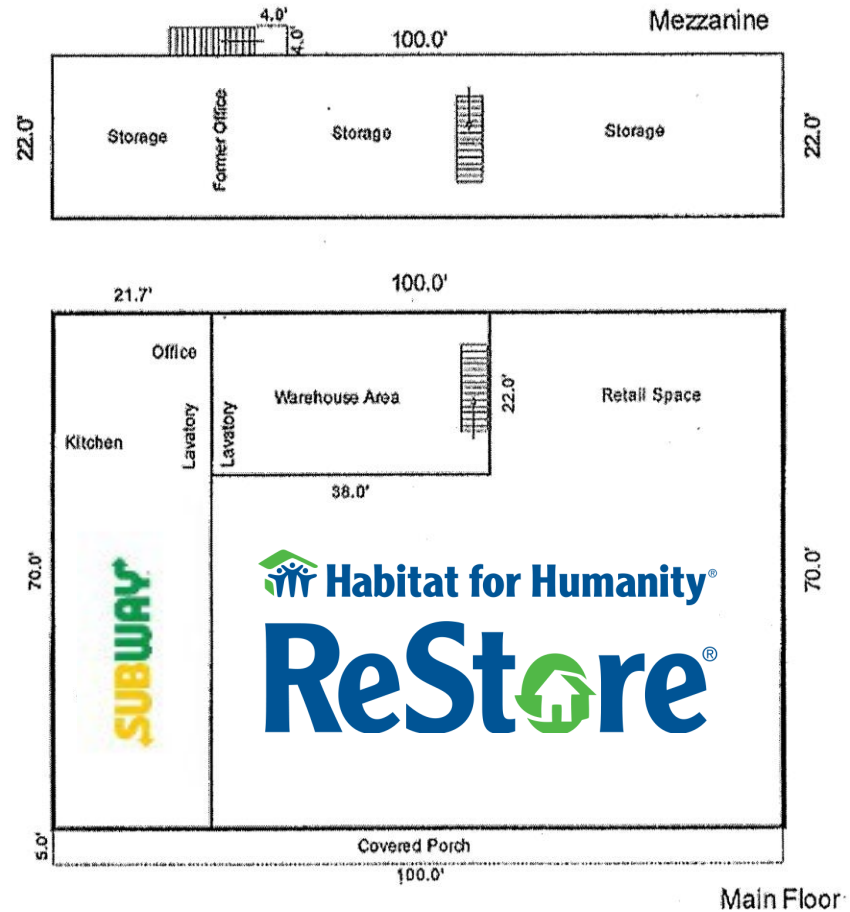
COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

149 S Main Street

Waterbury, VT



SKETCH OF SUBJECT PROPERTY



Pomerleau Real Estate
69 College Street
Burlington, VT 05401

In partnership with:



Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.

FOR MORE INFORMATION, CONTACT:

Brad Worthen

O: 802 992 9287 | M: 802 343 0861 | bworthen@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

149 S Main Street

Waterbury, VT



AVAILABLE FOR SALE:

Waterbury, VT - Projected Cash Flow & Rent Roll

149 S Main St, Waterbury Village Historic District, VT 05676

Projected Income

Projected Commercial Rents	\$	69,728.04
Commercial Net Billings	\$	6,807.56
Total Rental Income	\$	76,535.60
Total Revenues	\$	76,535.60

Operating Expenses

Real Estate Tax Net	\$	13,210.50
Total Property Taxes	\$	13,210.50

CAM	\$	9,250.00
Total CAM	\$	9,250.00

Utilities	\$	912.89
Total Utilities	\$	912.89

Property Casualty & Fleet Insurance	\$	2,374.00
Total Insurance	\$	2,374.00

Total Operating Expenses	\$	25,747.39
---------------------------------	-----------	------------------

Projected Stabilized NOI	\$	50,788.21
---------------------------------	-----------	------------------

Stabilized Rent Roll

Tenant	SF	Rent Per Sf.	Annual Base Rent	Lease Exp.	Annual Increase	Lease Type
Subway	1522	\$14.28	\$21,728	10/31/2034	3%	NNN
Habitat for Humanity	5478	\$8.76	\$48,000	5/31/2027	3%	Gross
Totals:	7000		\$69,728			



FOR MORE INFORMATION, CONTACT:

Brad Worthen

O: 802 992 9287 | M: 802 343 0861 | bworthen@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT