

FOR SALE

NEW CONSTRUCTION MULTI-UNIT INVESTMENT OPPORTUNITY IN THE HEART OF WATERBURY

45 High Street, Waterbury, VT



A rare opportunity to acquire a newly constructed 9-unit multi-family investment property in the vibrant town of Waterbury—one of Central Vermont’s most desirable and fast-growing communities. Ideally located between Burlington and Stowe, Waterbury is known for its thriving local economy, outdoor recreation, and renowned food and craft beverage scene, attracting residents seeking both lifestyle and accessibility.

SIZE:

8,319 +/- SF

USE:

Multi-family Residential

PRICE:

\$2,750,000

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

45 High Street, Waterbury, VT

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:

JOHN BEAL

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BURLINGTON, VT 05401

www.vtcommercial.com

NEW CONSTRUCTION MULTI-UNIT INVESTMENT OPPORTUNITY IN THE HEART OF WATERBURY

Additional Property Information

The property offers 8,319± square feet of finished space, with the offering also including 2,762± square feet of basement space, providing additional utility and tenant storage. The building consists of six 1-bedroom units and three 2-bedroom units, complemented by three dedicated storage units, and delivers strong in-place performance with NOI exceeding \$170,000. With modern construction, efficient unit mix, and location in a highly sought-after rental market, this asset presents a compelling turnkey investment opportunity in the heart of Central Vermont.

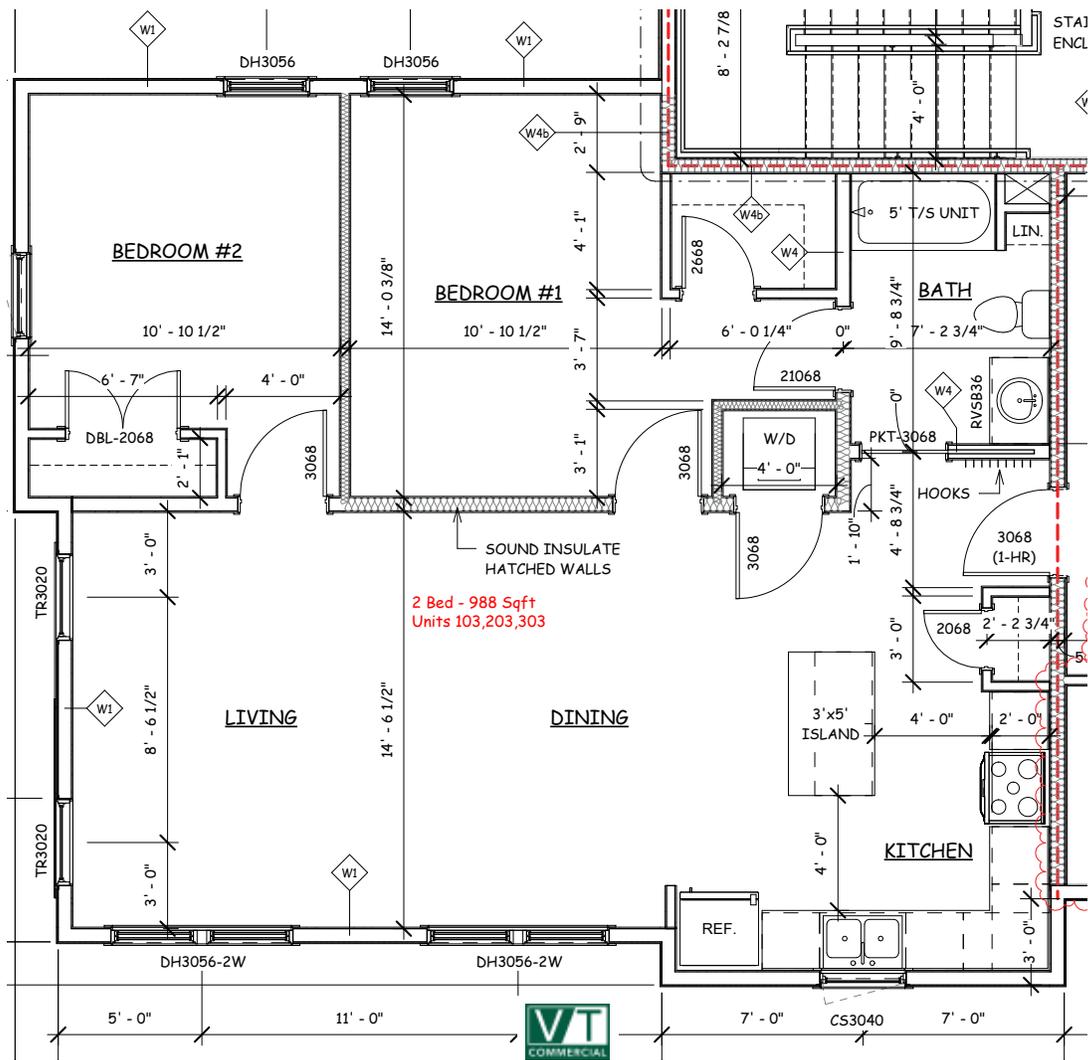
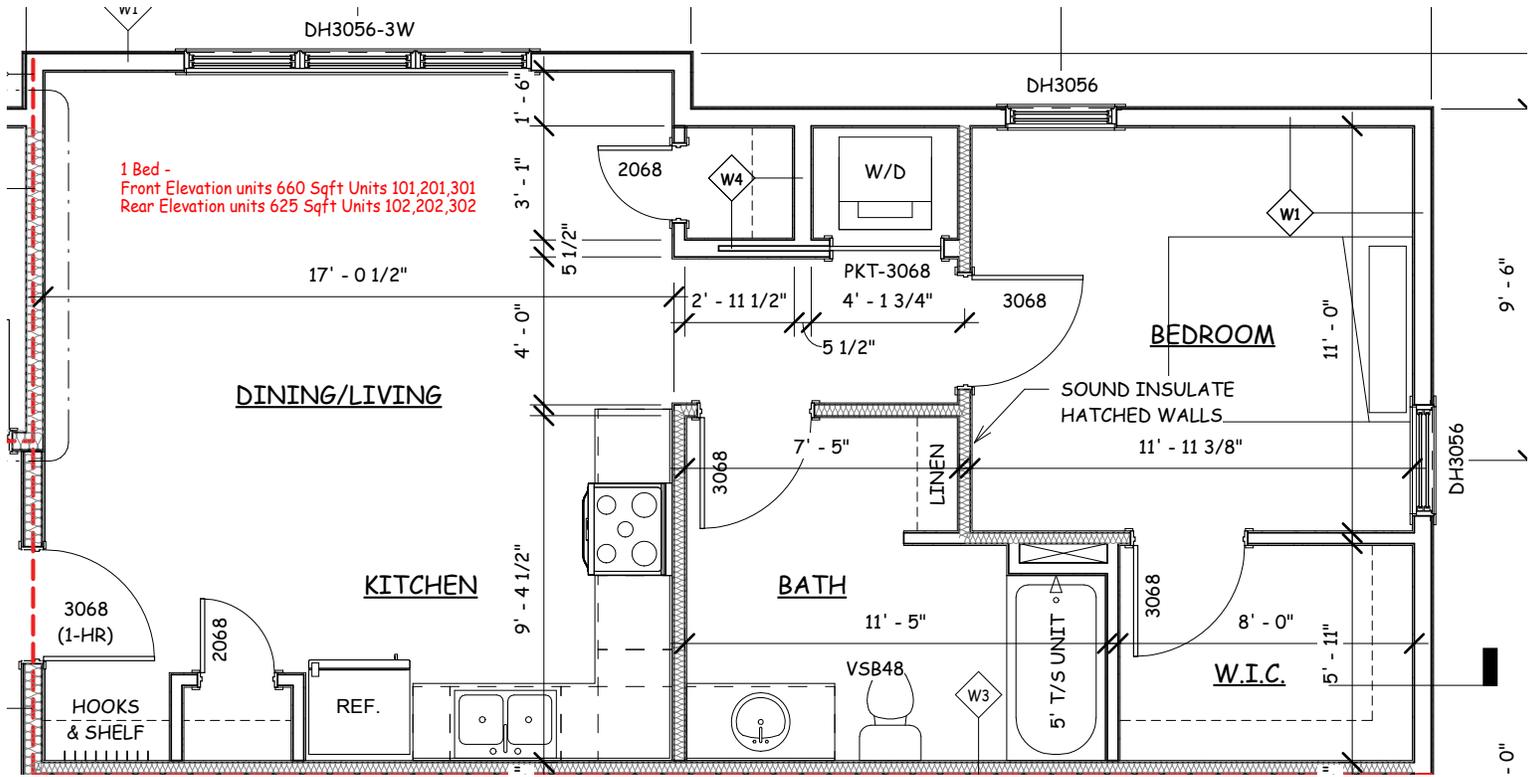






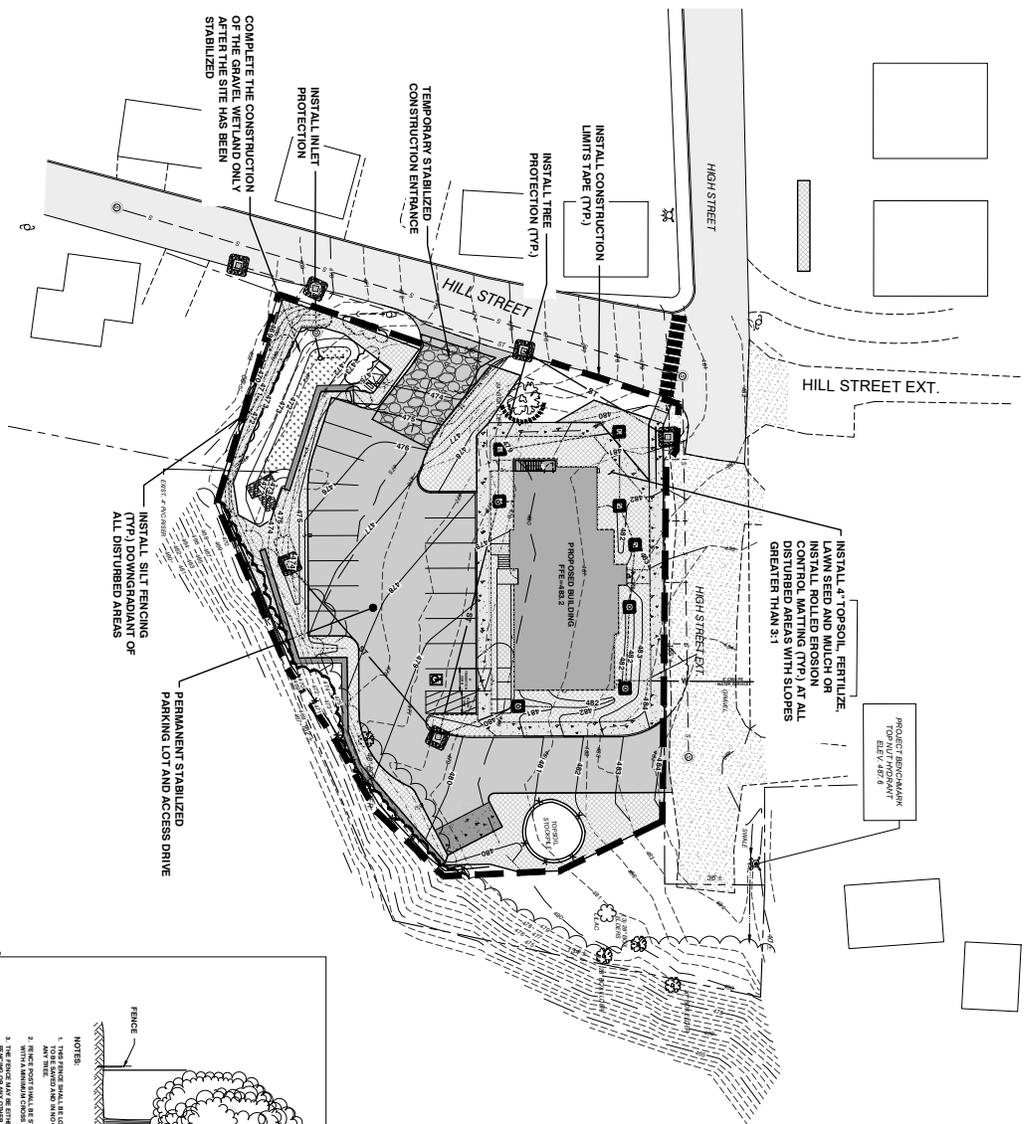




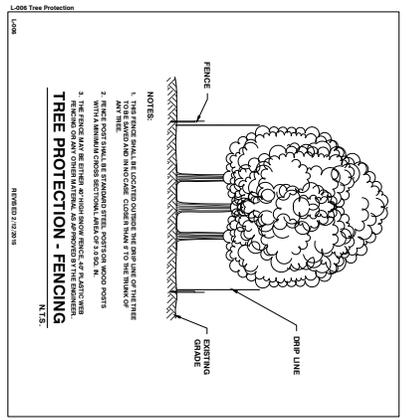
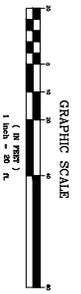


LEGEND

	CONSTRUCTION LIMITS TAPE
	EROSION CONTROL MATTING
	REINFORCED 2x4 FENCE
	SILT FENCE
	TREE PROTECTION
	STABILIZE CONSTRUCTION ENTRANCE
	INLET PROTECTION



- NOTES:**
1. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AS SHOWN ON THIS PLAN.
 2. LOCAL SEED AND MULCH ALL DISTURBED AREAS (TYP).
 3. INSTALL TEMPORARY STABILIZATION OF DISTURBED SOILS THROUGH THE INSTALLATION OF 4" OF MULCH NO MORE THAN 7 DAYS AFTER WORK COMPLETION.
 4. MAXIMUM AMOUNT OF DISTURBED SOILS TO BE LIMITED TO NO MORE THAN 100 L.F.
 5. SILT FENCE CONTRIBUTORY AREA TO BE LIMITED TO 1/2 ACRE / 100 L.F.



	WATERBURY 37 HIGH STREET WATERBURY, VT	PROJECT: 150 DORSET STREET 24E 310 SOUTH BURLINGTON, VERMONT 05403	CLIENT: HAVEN REALTY, LLC		STATE ENGINEERS 					
	LOCATION MAP 1" = 2000'	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISION	BY				DATE: 12/30/2022	SCALE: 1" = 20'
DATE	REVISION	BY								



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

