

FOR SALE
SMUGGLERS' NOTCH INN
55 CHURCH STREET
JEFFERSONVILLE, VERMONT



OFFERING PRICE: \$1,950,000

NAI J.L. Davis Realty
Commercial Real Estate Services, Worldwide.

EXECUTIVE SUMMARY

Smuggler's Notch Inn is an Iconic and Historical Four Season property. Located at the foot of Mount Mansfield, near the breathtaking Smugglers Notch, in the Village of Jeffersonville. Originally built in the 1790's as a farmhouse, the building was converted to an inn in the 1890's. Officially recognized by the United States Department of Interior and placed on the National Register of Historic Places.

The Smugglers Notch Inn has hosted numerous events including weddings, dances, concerts, plays, art exhibits, and many more special occasions for over 125 years.

The Inn is a family friendly, 11 Guest Room Inn, Owner's Quarters, complete with a 65 seat dining room, 60 seat tavern, and an exclusive guest breakfast area and lounge. The 1.25+/- acre property and 9,900+/- SF building are located on Route 108, officially recognized as one of the two scenic highways in Vermont.

Offering Price

\$1,950,000

Property Description

Zoning

Commercial

Land Area

± 1.25 Acres

Year Built

1790's

Architecture

Federal Style

Electrical

Green Mountain Power

Water & Sewer

Municipal Water & Sewer

Available Materials

Financials available upon signed Non-Disclosure Agreement

EXTERIOR PHOTOS



FRONT PORCH

STREET VIEW



INTERIOR PHOTOS



LIVING ROOM

DINING ROOM



TAVERN



TAVERN BAR

TAVERN PATIO



GUEST ROOMS



FAMILY SUITE

KING ROOM



GUEST ROOMS



DOUBLE ROOM

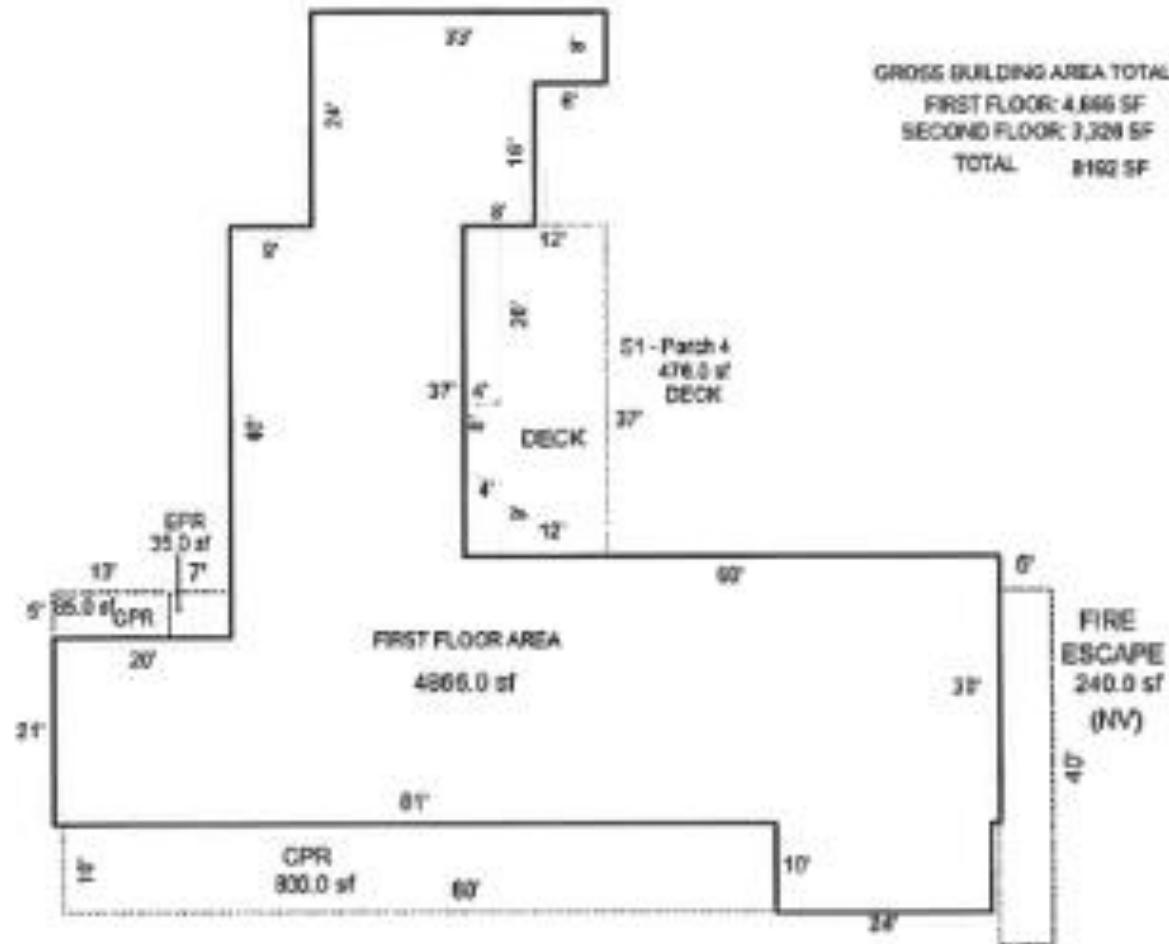


QUEEN ROOM

FIRST FLOOR PLAN

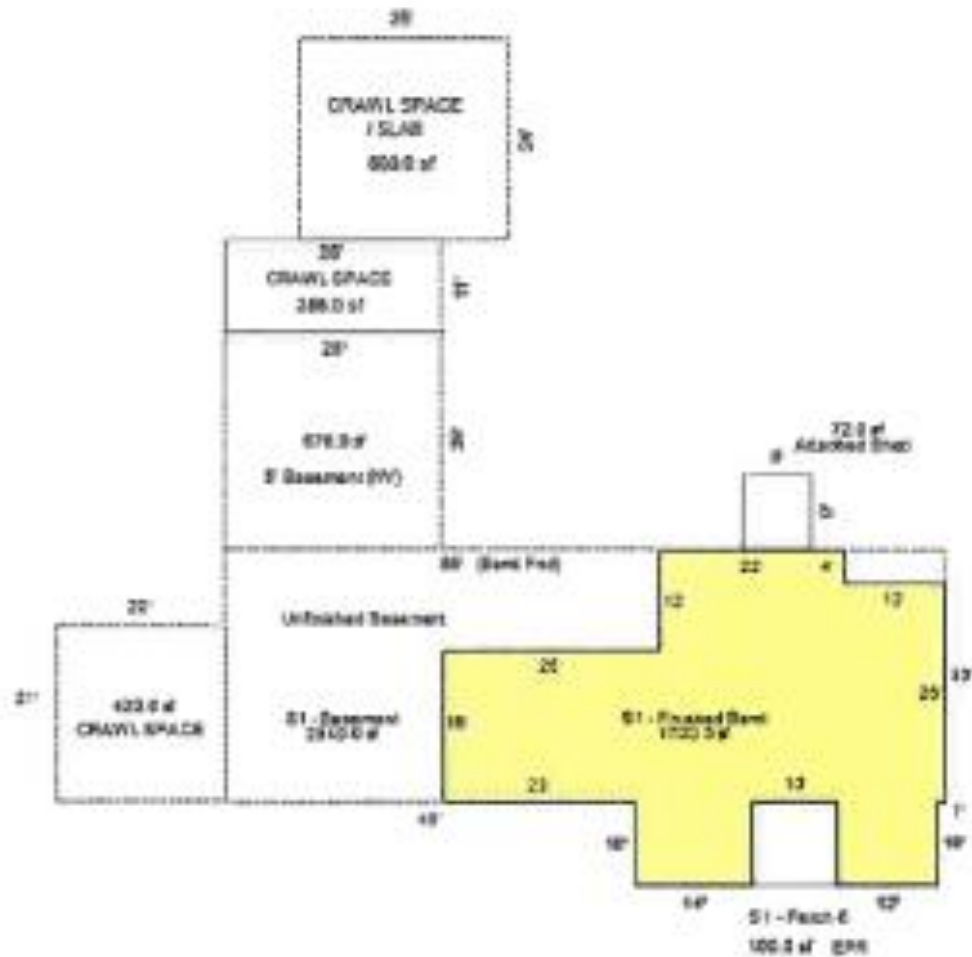
03/09/2017 10:00 AM

03/09/2017 10:00 AM



The floor plan for S1 - 2nd Floor is an irregular polygon with a total area of 2326.0 sf. The overall dimensions are 106' wide by 21' high. The plan includes several distinct areas and dimensions:

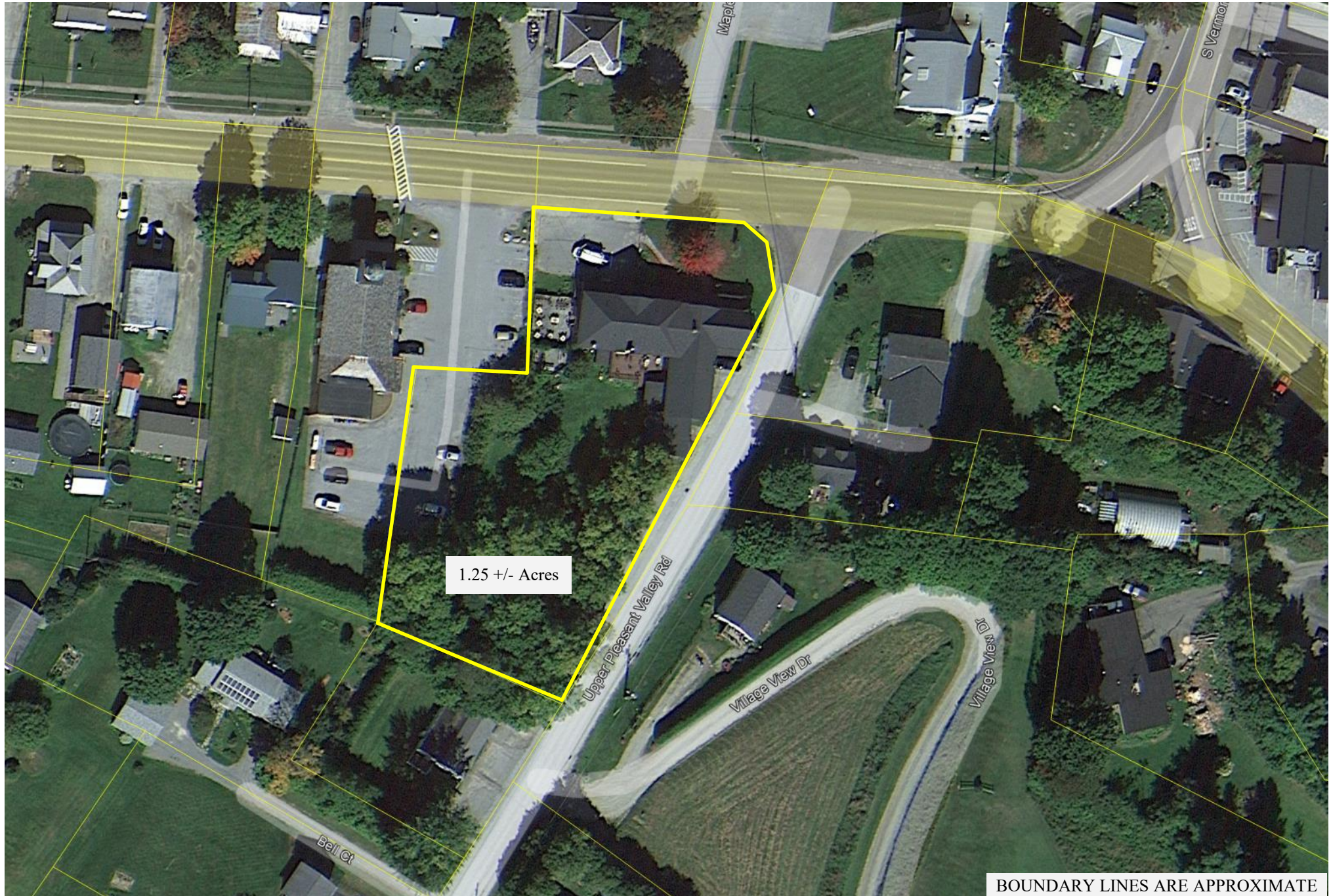
- S1 - 2nd Floor:** 2326.0 sf (Total area)
- Storage:** 500.0 sf
- Finished Area:** 16'
- Knockout Area:** 7' (two locations)
- S1 - Porch 5 DECK:** 78.0 sf
- Dimensions:** 21', 20', 16', 14', 12', 12', 17', 19', 60', 106', 24', 11', 4', 8', 10', 33', 16', 20', 16', 10'



VILLAGE AERIAL



SITE AERIAL



BOUNDARY LINES ARE APPROXIMATE



Disclaimer Statement

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact Information

Rick Harrison

NAI / J.L. Davis Realty
Office: (802) 876-6924
Cell: (802) 238-5326
rickh@jldavisrealty.com
www.jldavisrealty.com



J.L. Davis Realty



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

NAI/J.L. Davis Realty

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Rick Harrison

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