

FOR SALE

BEAUTIFUL CURB APPEAL

7 Ferry Road, South Hero, VT



VT Commercial is pleased to offer to the market this well cared for, recently remodeled 3,168 SF stand alone commercial property right in South Hero on Ferry Road. This location offers a ton of daily traffic to & from the Ferry to NY! Original building is 1978 with expansion in the 1980's and full remodel in 2022.

SIZE:

3,168 SF building on .95 Acre site

USE:

Retail, Office

PRICE:

Reduced to \$649,000

AVAILABLE:

Immediately

PARKING:

On-site Paved Parking Lot

LOCATION:

7 Ferry Rd., South Hero, 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:

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BEAUTIFUL CURB APPEAL

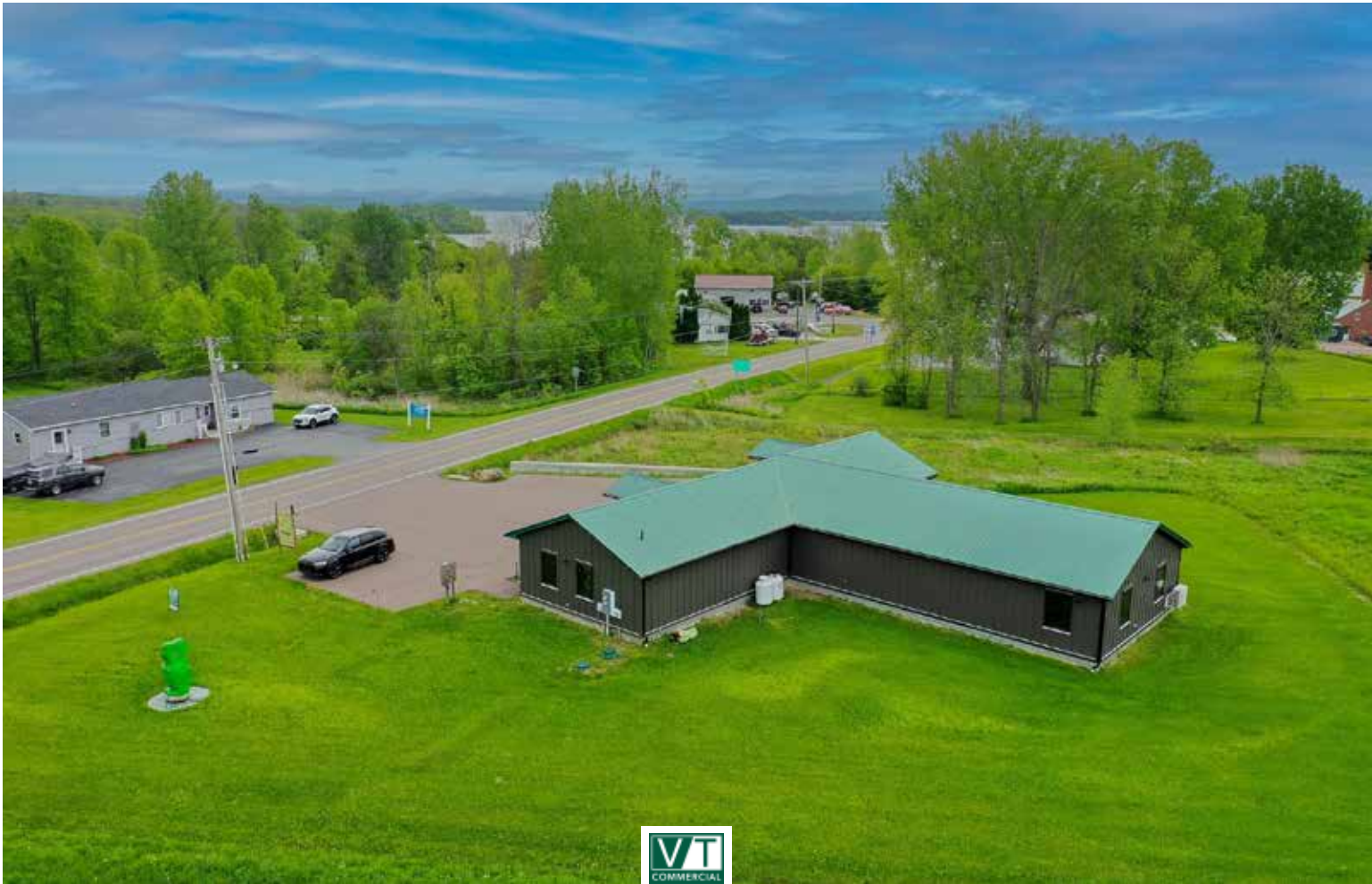
Additional Property Information

This property has been recently remodeled and is beautiful inside and out. It has a metal insulated roof, that has been spray foam insulated, all new windows and siding, led lighting, radiant flooring, electric heat pumps and a propane back-up heater. Mostly open floor plan with back room used as for a breakroom/office and storage. Front side room that has been separately leased to bring in extra income or could be expansion of retail floor. Entering from the main front door, there a pebble stone walkway to the beautiful hand built retail counter that stays in place and is ready for the next operator. This is the former location of the Green Frog who has been at this location for over 40 years. Owner is retiring from this business. Trex decking along the front and post & beam entrances add to the cool ambiance and curb appeal of this fantastic building. It has a nice flat, paved parking lot and big signage opportunity for your business. Permitted for both office and retail use. On site well and on site septic. *green frog statue not included.

- Easy to find location
- Retail site for over 40 years!
- RE taxes \$7993.













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