

🚩 PRIME MIXED-USE DEVELOPMENT OPPORTUNITY 🚩

16 New Haven Road  
Vergennes, VT 05491

\*\*Offered at: \$1,250,000

\*\*5.36 Acres + 16,450 sq. ft. Building\*\*

**\*\*KEY HIGHLIGHTS\*\***

- Recently rezoned for Residential, Commercial & Mixed-Use
- One of the largest developable parcels in Vergennes city limits
- Excellent visibility & frontage on New Haven Road (Route 22)
- Former Big Barn Home Center – highly adaptable structure
- Municipal water & sewer likely available
- Strong upside in growing Lake Champlain market

**\*\*Ideal For:\*\***

- Mixed-Use (Retail + Apartments)
- Multifamily Housing
- Retail / Office Expansion
- Light Industrial / Self-Storage
- Build-to-Suit Projects

**\*\*Location Advantages\*\***

- ~30 minutes to Burlington
- Addison County growth corridor
- Tourist & year-round demand
- City support for smart development

**\*\*Price:\*\*** \$1,500,000

**\*\*Serious Inquiries Only\*\***

Proof of funds or pre-approval required

**\*\*Contact for Showing or More Information:\*\***

Peter Stevens  
802-825-8922  
peter@stevensdataco.com

This property is offered “As-Is”. All information subject to verification.

Confidential Offering – Not an offer to sell.

