

# Re-Development Opportunity

342 Portland St.  
St. Johnsbury, VT 05819

Offered at \$500,000

Opportunity Zone 1.0



— 342 Portland Street —

## Property Summary

<b>Access:</b>	Existing curb cut
<b>APN:</b>	024004010 & 024004009
<b>Cross Streets:</b>	Caledonia Street
<b>Frontage:</b>	368.64
<b>Lot Size:</b>	1.93 Acres
<b>Permitted Uses:</b>	Large variety
<b>Price:</b>	\$500,000
<b>Tenants/Units:</b>	1
<b>Traffic Count:</b>	5,000-6,500
<b>Type:</b>	Land
<b>Utilities:</b>	Available
<b>Zoning:</b>	Mixed Use 20



# PROPERTY SUMMARY

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## Property Overview

Infill Development / Redevelopment Site 1.93+/- acres (two lots)  
Level parcel with existing paved surface and history of prior improvements. Potentially reduced site work compared to raw land. Mixed-use zoning and well-suited for: retail / multifamily / hospitality / office / restaurant and more. Town Water and Sewer available. Eligible Opportunity Zone 1.0

## Location Overview

St. Johnsbury, Vermont serves as the economic and commercial hub of the Northeast Kingdom, anchoring a regional population well beyond its roughly 7,300 residents and functioning as the county seat of Caledonia County. Strategically located along the Passumpsic River with access to Northern New England and the Canadian border, the town supports a diverse base of healthcare, retail, education, and light manufacturing, and continues to play a central role in delivering jobs, services, and retail activity for the broader rural market.

1hr 35m to Burlington  
2hr 45m to Boston  
2hr 50m to Portland  
2hr 30m to Montreal



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# LOCATION MAPS

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