

# For Sale

## 8,062+/- SF on .66+/- Acre

### 2617 Hartford Avenue White River Jct., VT

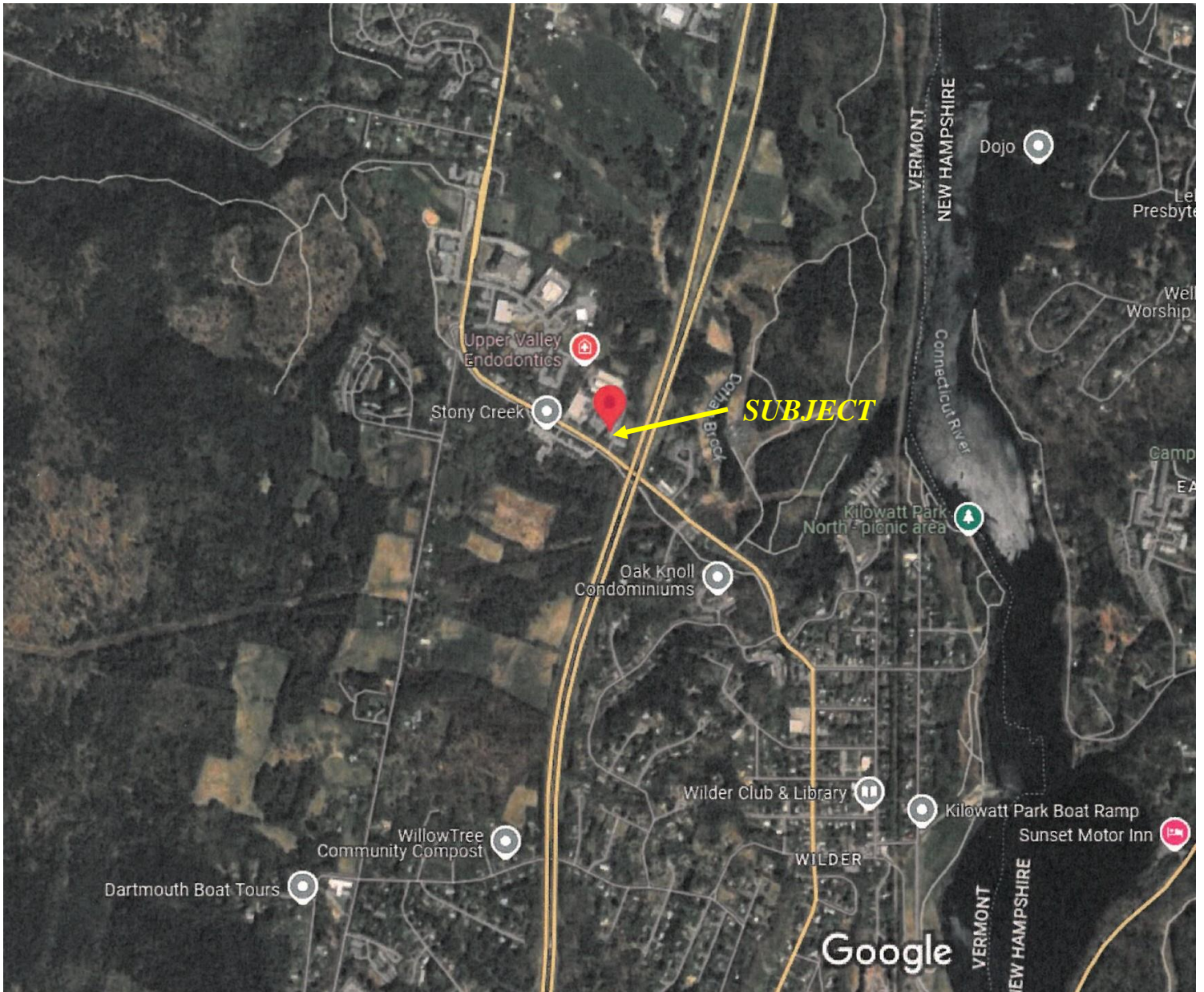


Lang McLaughry Commercial Real Estate  
93 South Main Street  
West Lebanon, NH 03784  
(603) 298-8904  
[www.langmclaughrycommercialrealestate.com](http://www.langmclaughrycommercialrealestate.com)





# General Location Map



2617 Hartford Ave., White River Jct., VT

# Executive Summary

- Great opportunity on a level lot along Route 5 in Hartford (Wilder), VT.
- Property has many possible uses from office, storage and garage uses to residential on the second floor.
- There are a total of five (5) overhead doors for easy access to both heated and unheated garage space.

**Offered at \$795,000.**

***For additional information, please contact  
Lang McLaughry Commercial Real Estate:***



Cam Brown  
Managing Broker  
Office: (603) 298-8904  
Cell: (603) 252-8902  
[cam.brown@lmsre.com](mailto:cam.brown@lmsre.com)

**2617 Hartford Ave., White River Jct., VT**



# Property Information

## Commercial Space



### 2617 Hartford Avenue White River Jct., VT

Area:	.66+/- Acres
Frontage:	N/A
Zoning:	Commercial
Building Dimension:	129' x 34' +/-
Total Area:	8,062+/- SF
Foundation:	Concrete
Store Front:	Yes
No. of Floors:	Two (2)
Floor Type:	Concrete
Roof Type:	Asphalt
Floor Area:	8,062+/- SF
Construction:	Wood
Ceiling Height:	8' +/-
Floor Load:	N/A
Scaled Floor Plan:	No
Outside Storage:	Yes
Office:	Yes
Manufacturing:	Potential
Warehouse:	Yes

### Commercial Space

- Great location along Route 5 in Wilder, VT.
- Several leasing opportunities available.
- Can be both residential and commercial.
- Lots of good parking on a level lot.

**Offered at \$795,000.**

Power:	200 Amp
Heat:	Hot Air/Gas
Gas:	Yes
Water:	On-Site
Sewer:	On-Site
Lighting:	Florescent/Other
Air Conditioning:	No
Sprinklers:	No
Restrooms:	Two (2)
Off St. Parking:	Yes
Loading Docks:	None
Telecomm.:	Comcast
Internet Provider:	Comcast
Land Assessment:	\$95,100
Building:	\$169,400
Total:	\$264,500
Taxes:	TBD
Tax Map Location:	9/23/4
Lot:	4
Owner:	Greg Brown



**Cam Brown – Managing Broker**  
**Lang McLaughry Commercial**  
**93 South Main Street**  
**West Lebanon, NH 03784**  
**(603) 298-8904**  
**E-mail: [cam.brown@lmsre.com](mailto:cam.brown@lmsre.com)**

**2617 Hartford Ave., White River Jct., VT**





# Photos



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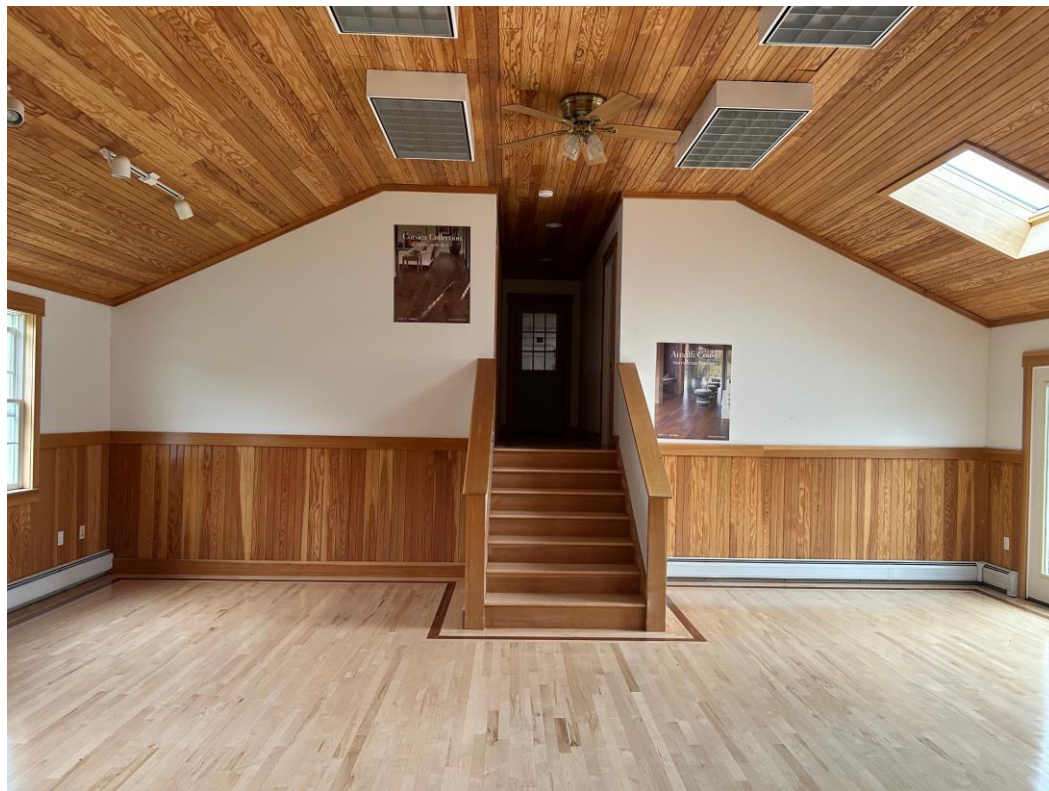


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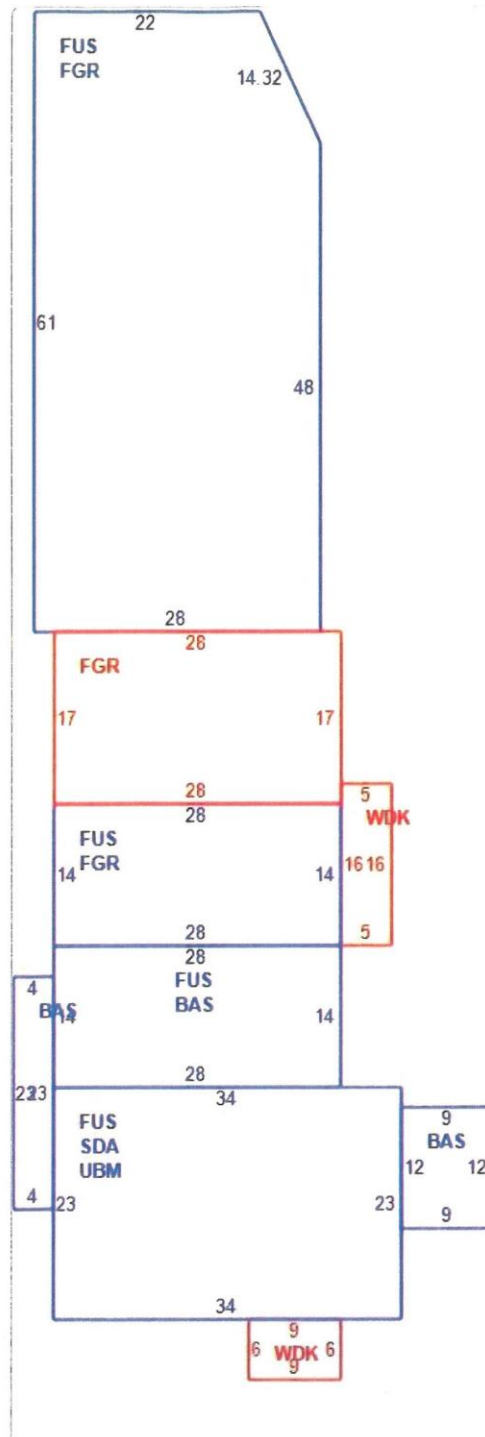
# Photos



2617 Hartford Ave., White River Jct., VT



# Floor Plan



# Property Tax Card

## Town of Hartford, VT

### Owner

BROWN GREGORY  
 BROWN JENNIFER M  
 P O BOX 1166  
 WHITE RIVER JCT, VT 05001-1166

### Summary

SPAN 28509015168  
 Parcel ID 9-23-4  
 Property Address 2617 HARTFORD AVENUE  
 Use Class/Description 390C COMMERCIAL USE  
 Map/Block/Lot/Unit 9/23/4/  
 Zoning IC  
 NBHD Code 128A  
 Acres 0.66  
 Utilities Public Water,Public Sewer  
 Is Homesteaded True



[View Map](#)

### Valuation

Assessed Year	2024	2023
Appraised Building Value	\$169,400.00	\$169,400.00
Appraised XF/OB Value	\$2,000.00	\$2,000.00
Appraised Land Value	\$93,100.00	\$93,100.00
<b>Appraised Total Value</b>	<b>\$264,500.00</b>	<b>\$264,500.00</b>
Assessed Building Value	\$169,400.00	\$169,400.00
Assessed XF/OB Value	\$2,000.00	\$2,000.00
Assessed Land Value	<del>\$93,100.00</del>	\$93,100.00
<b>Assessed Total Value</b>	<b>\$264,500.00</b>	<b>\$264,500.00</b>

### Land

Building Number 1  
 Land Use 390C - COMMERCIAL USE

Land Units 0.66 AC  
 Value 176,900

### Buildings

Building # 1  
 Style Office/Warehs  
 Occupancy 1  
 Actual Year Built 1860  
 Effective Year Built 1990  
 Living Area 4,609  
 Stories 2  
 Grade C+  
 Condition G  
 Exterior Wall Vinyl Siding  
 Interior Wall Drywall  
 Code Description  
 BAS First Floor  
 FGR Garage  
 FUS Upper Story, Finished  
 SDA Store Display Area  
 UBM Basement, Unfinished  
 WDK Deck, Wood  
**Totals**

Fireplaces  
 Roof Cover Asphalt  
 Roof Structure Gable  
 Floor Type Carpet  
 Heat Type Hot Water  
 Fuel Type Oil  
 AC None  
 Bdrms/Full Bth/Hlf Bth/Ttl Rm  
 Basement Finished Area  
 Basement Sq. Ft. 782  
 Depreciated Value 323,700

Description	Living Area	Gross Area
First Floor	592	592
Garage	0	2,537
Upper Story, Finished	3,235	3,235
Store Display Area	782	782
Basement, Unfinished	0	782
Deck, Wood	0	134
<b>Totals</b>	<b>4,609</b>	<b>8,062</b>

### Sketches



# Property Tax Card

## Out Buildings\Extra Features

Description	Paving	Year Built	2006
Sub Description	Asphalt	Value	\$2,000
Area	2000 S.F.		

## Sales

Sales Date	Instrument Type	Grantor	Grantee	Book/Page
4/3/2003	Arms Length Transaction	SAHLMAN WILLIAM K & PEGGY-JO	BROWN GREGORY BROWN JENNIFER M	0349-0403
9/6/1989			SAHLMAN WILLIAM K & PEGGY-JO	0156-0523

## Recent Sales in Area

Sale date range:

From:

08/14/2021

To:

08/14/2024

Sales by Neighborhood

1500

Feet

Sales by Distance

## Photos



# Property Tax Card



The town of Hartford Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.  
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 8/14/2024, 10:50:19 AM

[Contact Us](#)

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 Schneider  
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# 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