

FLEX BUILDING - FOR SALE

281 N Main Street, St Albans, VT 05478

FOR SALE: \$645,000



17,442 SF | 1.31 ACRES | B-2 ZONING | BUILT 1910

BELLCORNERSTONE
Commercial Real Estate

FOR MORE INFORMATION:

Aidan Cleghorn | 315.565.8302 | acleghorn@bellcornerstone.com

www.BellCornerstone.com

OFFERING MEMORANDUM

281 N MAIN STREET

St Albans, VT 05478

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.



Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PARCEL OVERVIEW	9
SITE MAP	10
PICTURES	12

EXECUTIVE SUMMARY

281 N MAIN STREET

St Albans, VT 05478

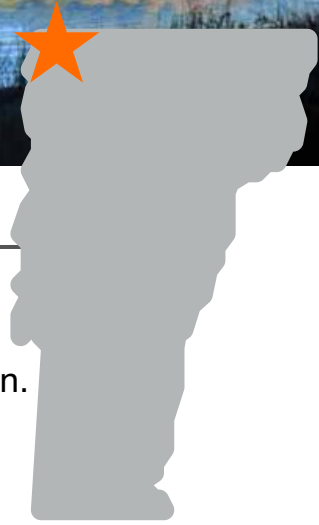
BellCornerstone is pleased to offer the former St. Albans Messenger building for sale. The 17,442 SF property is set on 1.31 acres and features both office and warehouse space. The office space features brick and wood interiors. The warehouse is served by several dock/overhead doors. The property has a favorable zoning designation of B-2: Transitional Business District. This building was originally built over 100 years ago, though most parts of the building have seen modern improvements. The property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



*Scan for
more info!*



MARKET OVERVIEW



St. Albans, Vermont

St. Albans, Vermont, is a charming city located in the northwestern part of the state, near the shores of Lake Champlain and about 30 miles north of Burlington. St. Albans is also strategically-situated close to the Canadian border, making it a gateway for trade and travel between the US and Canada. The city has a diverse economic base, with significant contributions from agriculture, manufacturing, and services. The city is known for its vibrant downtown, historic architecture, and annual events such as the Vermont Maple Festival, which celebrates the state's renowned maple syrup production. Outdoor enthusiasts are drawn to the area's natural beauty, including access to Lake Champlain for boating, fishing, and water sports, as well as nearby hiking and biking trails. Culturally, St. Albans boasts a strong sense of community and a commitment to preserving its heritage. The St. Albans Historical Museum offers insights into the city's past, while local theaters, art galleries, and music festivals contribute to a lively arts scene. The city's cultural fabric is also enriched by its diverse population and community-oriented events, fostering a welcoming and inclusive atmosphere. St. Albans, VT, is a small but vibrant city that combines historical charm with economic vitality, making it an appealing destination for residents and visitors alike.



DEMOGRAPHIC SUMMARY

ST. ALBANS, VT

POPULATION

City: St. Albans

6,891

State: Vermont 647,064

MEDIAN AGE

City: St. Albans

36.8 Years

State: Vermont 42.9 Years

MEDIAN HOUSEHOLD INCOME

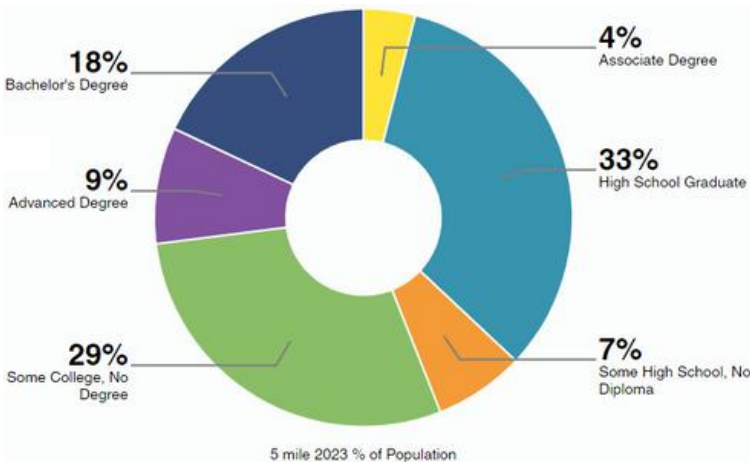
City: St. Albans

\$49,736

State: Vermont \$74,014

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Vermont at large.



2023 STATISTICS

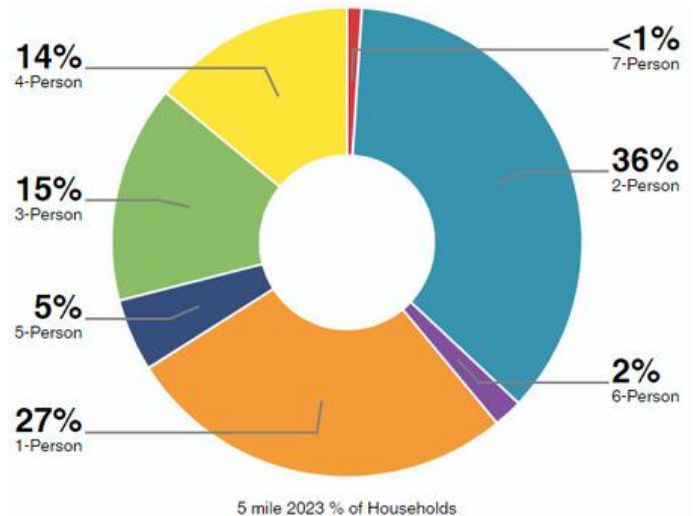
	2 Mile	5 Mile	10 Mile
Population 2023	6,610	16,549	35,623
Total Households	2,669	6,656	13,862
Avg Household Size	2.4	2.4	2.5
Avg Household Income	\$79,894	\$62,229	\$73,488

ECONOMIC INDICATORS

2.4% St. Albans Unemployment Rate

3.7% U.S. Unemployment Rate

HOUSEHOLDS



City: St. Albans

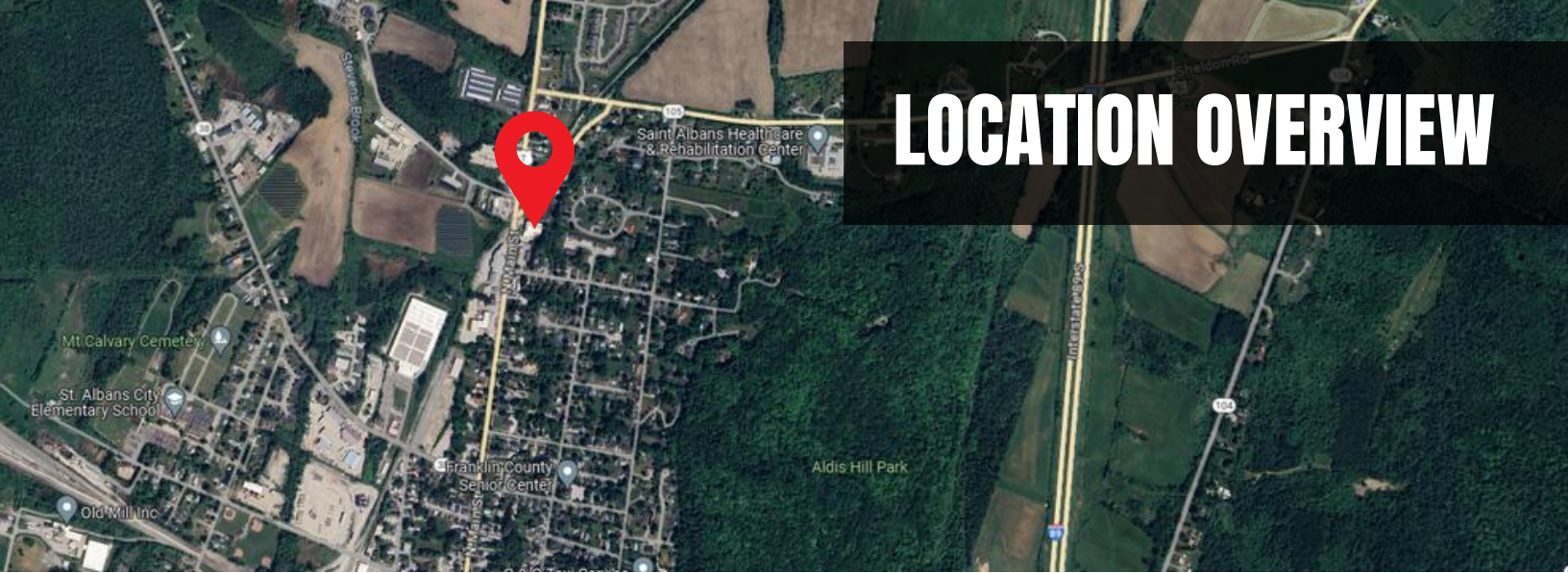
2,862

State: Vermont 277,090



Average Household Size

LOCATION OVERVIEW



AIRPORT PROXIMITY

..... **Burlington International Airport (BTV):** Approximately 30 miles (about a 40-minute drive) south of St. Albans, BTV is the closest major airport, offering domestic flights and a few international connections. It serves as the primary airport for northern Vermont and has flights operated by several major airlines.

..... **Montréal-Pierre Elliott Trudeau International Airport (YUL):** Approximately 75 miles (about a 1.5-hour drive) north of St. Albans in Montréal, Quebec, Canada. YUL is a major international airport offering a wide range of domestic and international flights. It is an excellent option for more extensive travel needs, though crossing the international border requires appropriate documentation.

..... **Plattsburgh International Airport (PBG):** Approximately 60 miles (about a 1.5-hour drive) west of St. Albans, PBG is regional airport with limited commercial flights. It is another option for regional travel within the United States.

..... **Lebanon Municipal Airport (LEB):** Approximately 110 miles (about a 2-hour drive) southeast of St. Albans, LEB is a smaller airport with limited commercial service, primarily used for regional flights.

..... **Manchester-Boston Regional Airport (MHT):** Approximately 170 miles (about a 2.5-hour drive) southeast of St. Albans, MHT is a larger regional airport offering more flight options, including several major airlines and destinations.

HIGHWAY ACCESS

..... **Interstate 89 (I-89):** This is the primary highway providing access to St. Albans. I-89 runs north-south and connects St. Albans to Burlington (to the south) and to the Canadian border (to the north).

..... **U.S. Route 7:** Running parallel to I-89, U.S. Route 7 is another significant route that passes through St. Albans. This route provides an alternative to the interstate and connects St. Albans with other communities along Lake Champlain.

..... **Vermont Route 104:** This state highway runs east from St. Albans, providing access to towns such as Fairfax and Cambridge. It intersects with I-89 at Exit 19.

..... **Vermont Route 36:** Also known as Lake Road, this route heads west from St. Albans, providing access to the shores of Lake Champlain and the surrounding rural areas.

SITE OVERVIEW

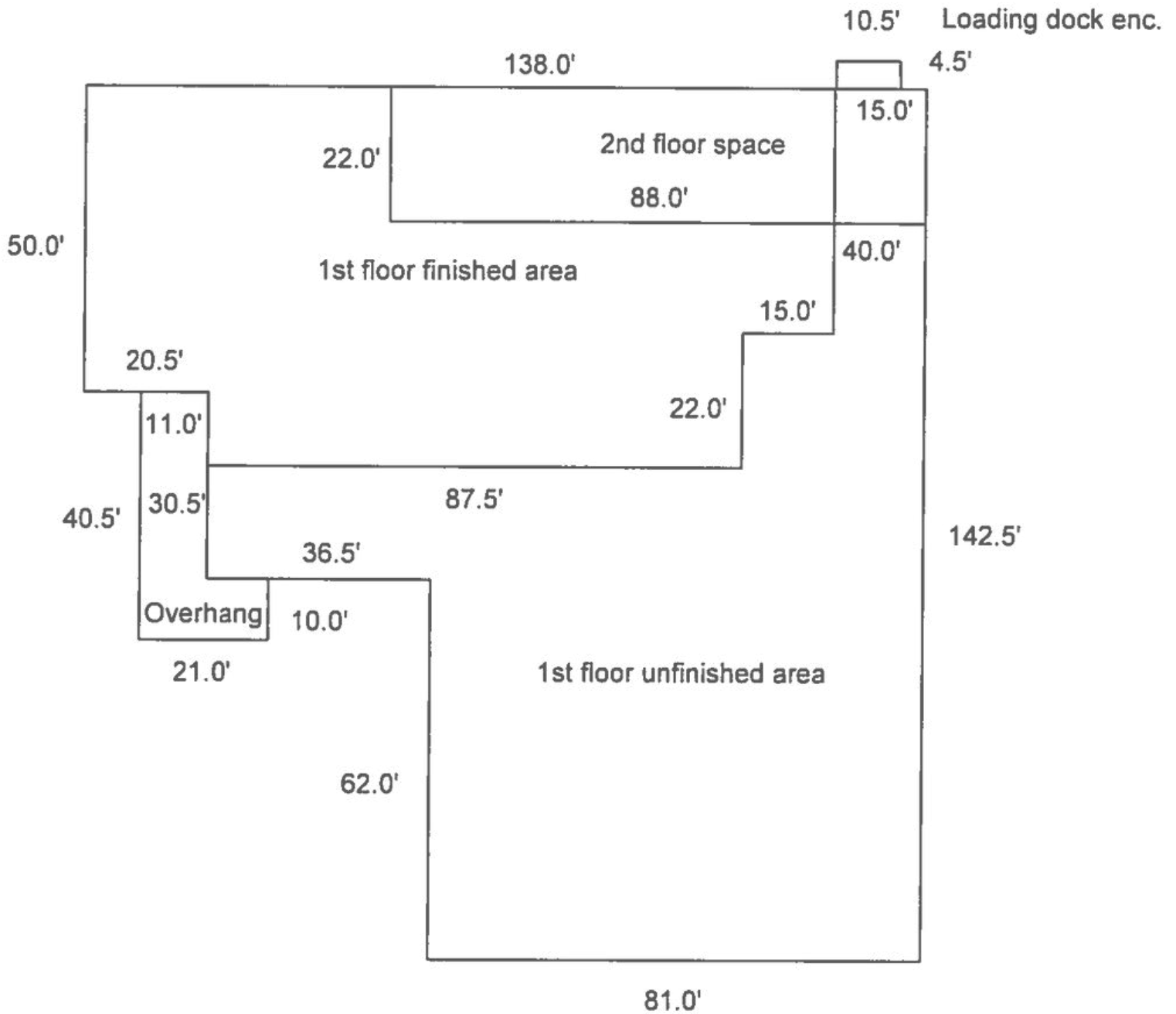
SITE

Property Type:	Flex, Office, Industrial
Zoning:	B-2
Year Built:	Approximately 1910
Total SF:	17,442
Total Acreage:	1.31 Acres
Construction:	Masonry/Brick
Overhead Doors:	2

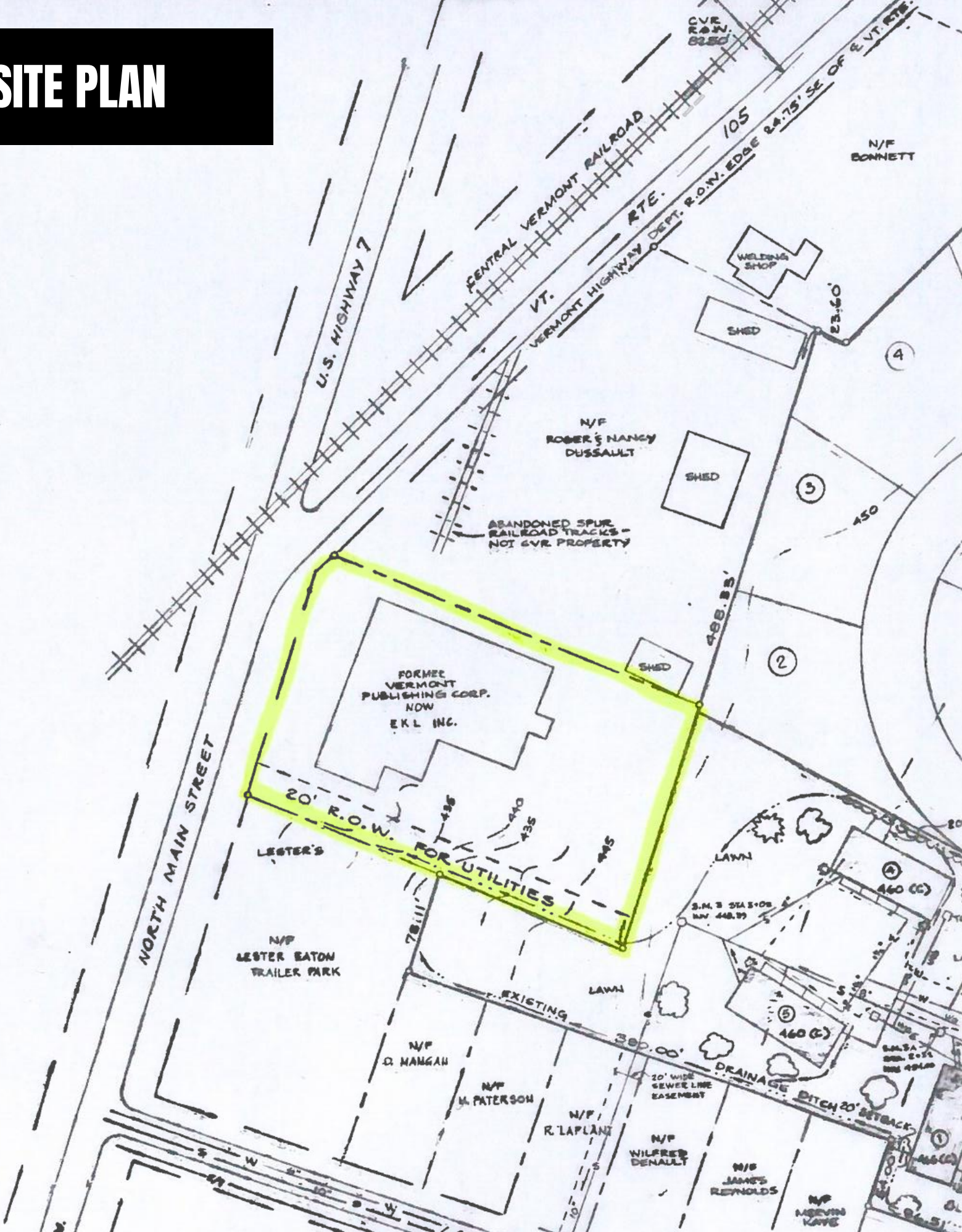
ZONE B2: TRANSITIONAL BUSINESS DISTRICT

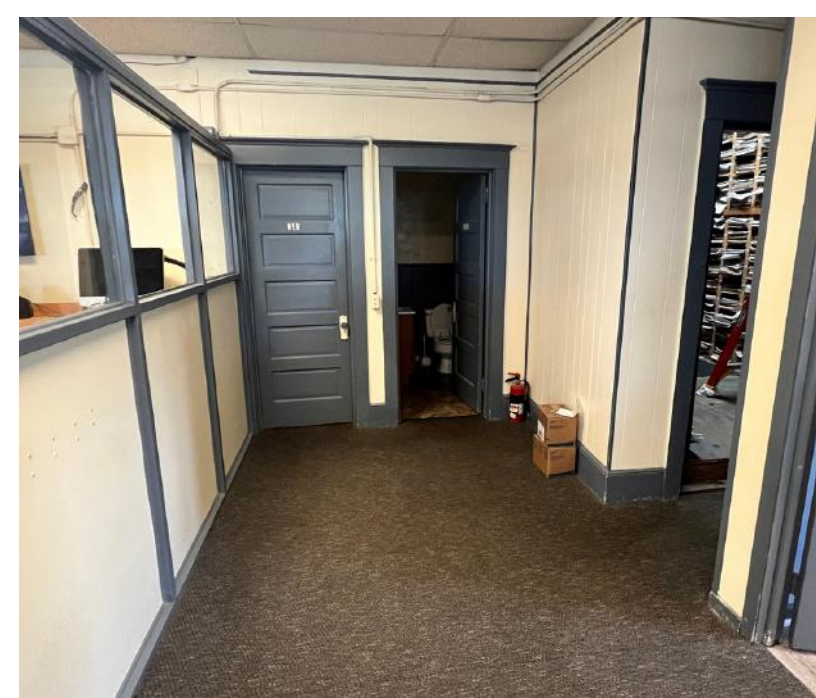
The intent of this district is to provide for a wide range of business activities, including banks, clubs, day care, office, food service, home industry, personal services, etc. Further information is available upon request.

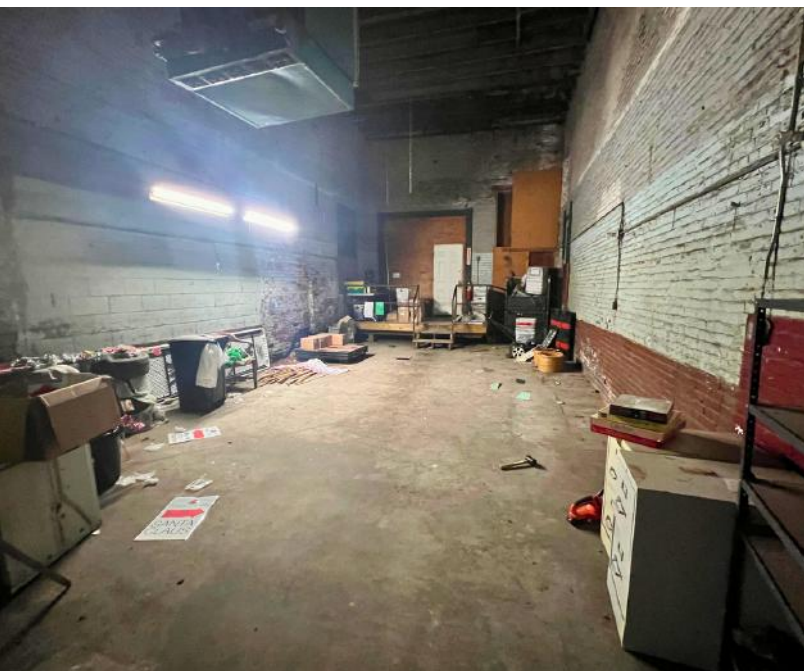
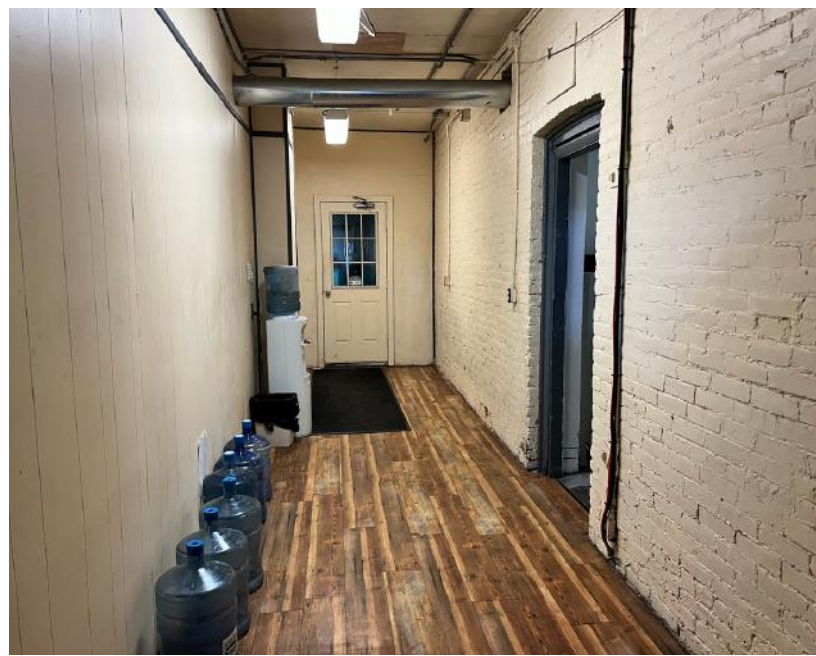
FLOOR PLAN

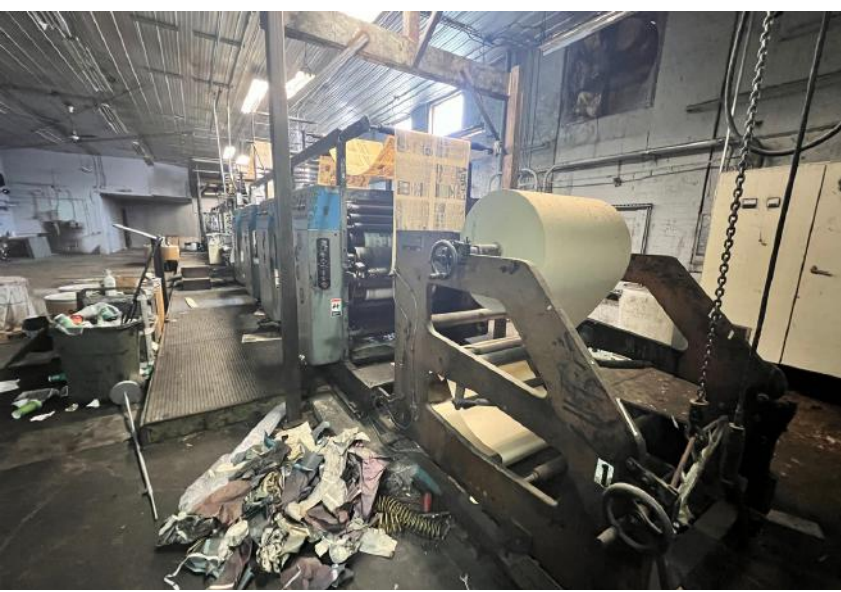


SITE PLAN













5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***



www.BellCornerstone.com