

# FOR SALE

## LUCKY SPOT STORE GAS, CONVENIENCE & BOTTLE RETURN

282 River Rd., Richmond, VT



V/T Commercial is pleased to present this Business with Real Estate opportunity in the extremely popular Richmond, Vermont. Steps from Interstate 89, this is an extremely busy gas station, convenience store, and bottle return facility. Tourists, locals, and commuters frequent this location and it shows from the \$5.4mm+ in sales and \$500k+ cash flow. 2 commercial tenants including a dog grooming business and a towing business. We welcome the opportunity to discuss and/or tour the property. Please contact us with any questions or to receive further information.

**SIZE:**

4,564 +/- SF on 1.7 +/- Acres

**USE:**

Gas & Convenience Store

**PRICE:**

\$2,750,000

**AVAILABLE:**

Immediately

**PARKING:**

On Site

**LOCATION:**

282 River Rd., Richmond, 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:

JOHN BEAL

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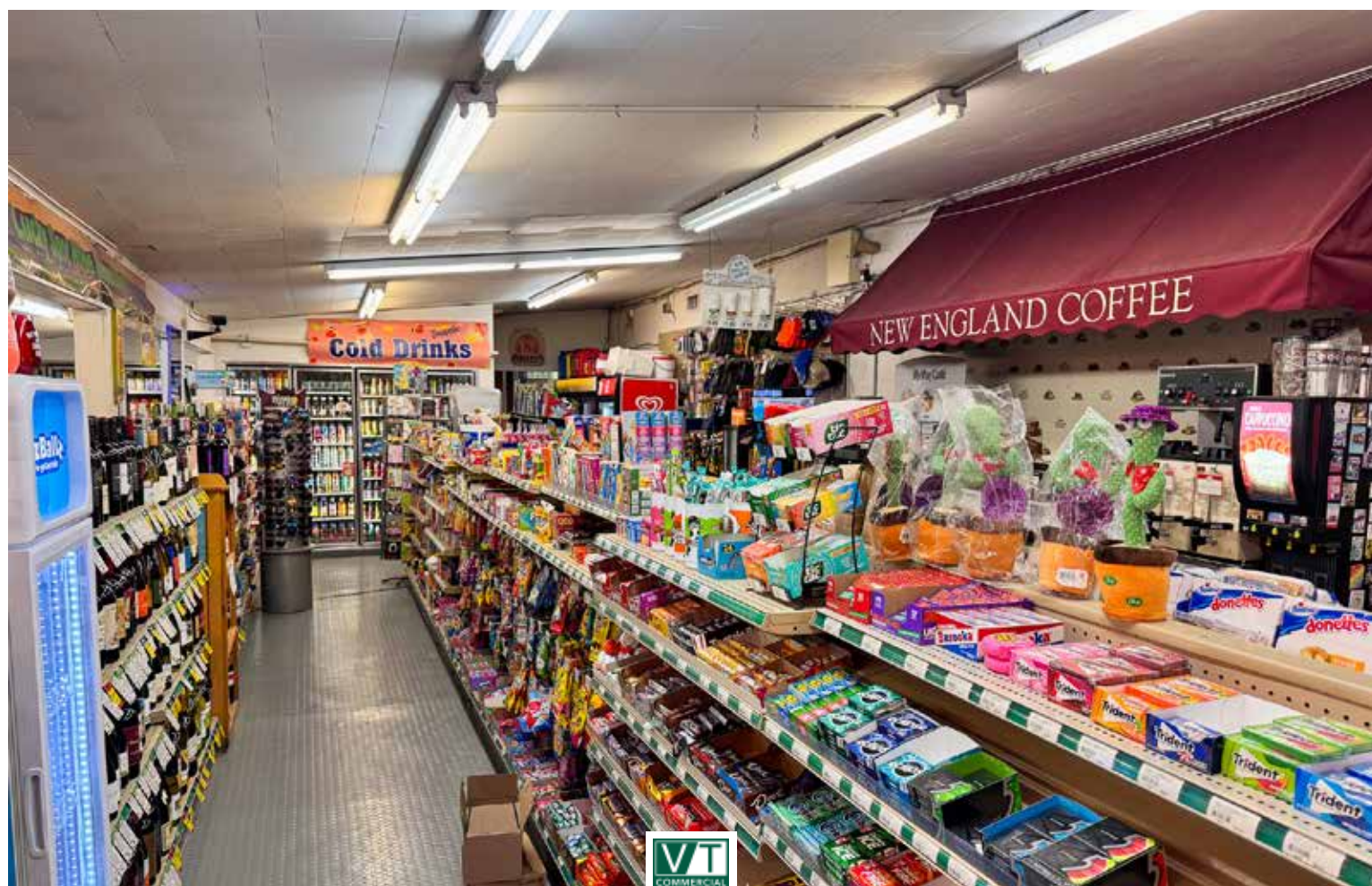














## SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.:	Parcel No.:				
Property Address:					
City:	County:	State:	ZipCode:		
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
<p>The sketch shows a building layout with the following components and dimensions:</p> <ul style="list-style-type: none"> <li><b>Convenience Store S1 - 1st Floor:</b> 2684 sf, 76' wide, 32' high, 24' deep.</li> <li><b>Office S1 - 1st Floor:</b> 1080 sf, 30' wide, 36' deep, 18' high.</li> <li><b>Canopy S1 - Porch 1:</b> 816 sf, 34' wide, 24' deep.</li> <li><b>Mechanic Shop S2 - 1st Floor:</b> 800 sf, 20' wide, 40' high.</li> </ul>					
Sketch by Apex Sketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1	2684	264	
	S1 - 1st Floor	1	1080	132	3764
2FL1	S2 - 1st Floor	1	800	120	800
P/P11	S1 - Porch 1	1	816	116	816
<b>Net BUILDING      cnt      3      (rounded)      4,564</b>					
COMMENT TABLE 1					
COMMENT TABLE 2			COMMENT TABLE 3		





# 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

9/24/2015

