

FOR SALE

HISTORIC INVESTMENT OPPORTUNITY IN FAIR HAVEN

43, 49 and 51 Main Street, Fair Haven, VT

**SIZE:**

See details in description below

USE:

Commercial, residential, hospitality, entertainment

PRICE:

\$2,500,000

AVAILABLE:

Immediately

PARKING:

See details in description below

LOCATION:

Main Street, Fair Haven

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:

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Located in the charming town of Fair Haven, Vermont, these three beautifully renovated contiguous buildings offer a unique blend of commercial and residential opportunities, making them an ideal investment.

There are five ground floor commercial storefronts, which include the Fair Haven Play House, Kokomo's Tanning Center & The Cleaning Center Laundromat, Slate Valley Cares, the Lobby and Mail Room for the Lloyd Jacobsen House (the residential rentals), VT Trap House Cannabis Dispensary, and the Law Offices of Howe & Howe. The 22 total apartments in the Lloyd-Jacobs House are primarily studios and one bedrooms, with a few two bedrooms. All of the apartments are furnished. The apartment complex also has a gym for residents, a study consisting of two large and well-furnished rooms which is also for residents, and an office for in house management which could be converted into another unit.

There are 32 private parking spaces behind the building, as well as a 675 +/- SF barn for storage. There is also a beautifully renovated and well-furnished penthouse suite, that consists of two bedrooms, a large kitchen, formal dining area, a foyer, and a full-size living room which is used as an air B&B unit.

Buildings: 43 Main-9,696 + 675 +/- SF Barn; 49 Main-8,478 +/- SF; 51 Main-12,105 +/- SF

Land: 43 Main-.20 acres; 49 Main-.11 acres; 51 Main-0.37 acres

Parking: 32 parking spaces convey with the properties. There is also free on-street parking on Main Street.

















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

