

FOR LEASE

DOWNTOWN WAITSFIELD FLEX BUILDING

5354 Main Street, Waitsfield, Vermont



Located along Main Street in the heart of Waitsfield, this $\pm 4,398$ square foot flex building offers a versatile opportunity for office, service, retail, or light industrial users seeking a presence in the highly desirable Mad River Valley.

The property includes approximately 2,088 SF of first-floor office space and ± 954 SF of second-floor office, providing a functional layout for a variety of professional or operational uses. In addition, the building features ± 792 SF of garage space and ± 564 SF of storage, supporting tenants with equipment, inventory, or workshop needs. The overall configuration lends itself well to businesses requiring a blend of office, service, and storage capabilities.

SIZE:

4,400 +/- SF

USE:

Flex

PRICE:

\$4,500/Month plus Utilities

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

5354 Main Street, Waitsfield

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 A. BEAL

802-598-1168

john.beal@vtcommercial.com

208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

www.vtcommercial.com

DOWNTOWN WAITSFIELD FLEX BUILDING

Additional Property Information

Positioned on Main Street, the property benefits from strong visibility and accessibility within one of Vermont's most vibrant small business corridors. Waitsfield is widely regarded as the commercial hub of the Mad River Valley, surrounded by a mix of established retail, office, and service-oriented businesses that contribute to steady year-round activity and a loyal local customer base.

The Mad River Valley is known for its strong community, four-season tourism, and proximity to outdoor destinations including Sugarbush Resort and Mad River Glen. This dynamic environment supports a range of businesses, from professional services to specialty retail and trades.

This property presents a unique opportunity to establish or expand in a sought-after Vermont market, offering a flexible layout, prominent location, and access to a thriving local economy.



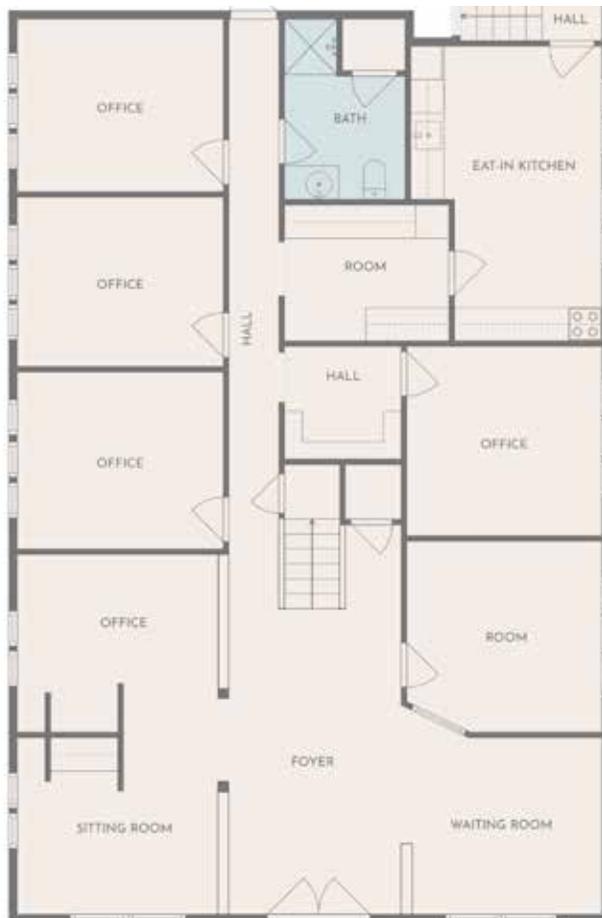


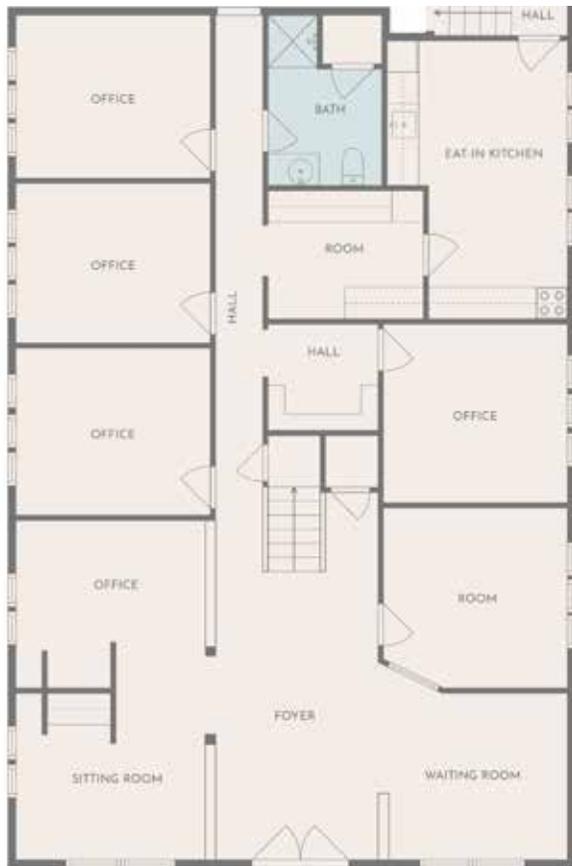












FLOOR 1



FLOOR 2



FLOOR 1



FLOOR 2