

**Commercial Sale**  
**5078669**  
**Active**

**443 Railroad Street**  
**St. Johnsbury** **VT 05819**  
**Unit/Lot #**

**Listed: 3/9/2026**  
**Closed:**  
**DOM: 10**  
**\$895,000**



**County** VT-Caledonia  
**VillDstLoc**  
**Year Built** 1900  
**Building Area Total** 20,363  
**Building Area Source** Assessor  
**Total Available Area** 20,363  
**Total Available Area Source** Assessor  
**Zoning** Commercial  
**Road Frontage** No  
**Road Frontage Length**  
**Lot Size Acres** 0.40  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**

**Taxes TBD** No  
**Tax Year Notes**  
**Tax Annual Amount** \$15,874.68  
**Tax Year** 2025  
**Gross Income** \$141,132  
**Net Income**  
**Operating Expense**

**Activation Date**

**Business Type** Multi-Family, Retail



**Directions**

**Public Remarks** Introducing the Cary & Main Building is a rare and compelling investment opportunity in the heart of vibrant downtown St. Johnsbury, Vermont. This beautifully remodeled mixed use brick building delivers immediate, reliable income with 4 fully leased commercial units and 2 modern residential apartments, all occupied by established tenants. Anchored by long term, successful retail businesses, the property generates strong, consistent cash flow backed by proven occupancy in one of the region's most visible commercial corridors. The striking façade is distinguished by a large scale original mural by internationally renowned Cuban artist Angel Ramirez transforming the building into a true local landmark and a defining piece of St. Johnsbury's thriving arts identity. Recent renovations have modernized interiors, and finishes throughout, minimizing near-term capital expenditure and ensuring lasting appeal for both commercial and residential tenants. Parking is plentiful, with convenient on street spaces and direct access to an adjacent municipal lot a meaningful advantage for retail foot traffic and residential tenants alike. Positioned at the intersection of community, culture, and commerce, this property benefits from St. Johnsbury's growing momentum as a destination for arts, dining, and tourism. Whether you're expanding your portfolio or seeking a turnkey income property in a close knit Northeast Kingdom community, the Cary & Main Building represents the best of what downtown Vermont has to offer.

**STRUCTURE**

**Construction Materials** Brick Exterior  
**Roof** Membrane  
**Foundation Details** Concrete  
**Basement** No  
**Basement Access Type**  
**Basement Description** None

**Building Number**  
**Total Units** 6  
**# of Stories** 1  
**Divisible SqFt Min**  
**Divisible SqFt Max**  
**\$/SqFtTota**

**Ceiling Height**  
**Total Elevators** 0  
**Total Loading Docks** 0  
**Dock Levelers**  
**Dock Height**  
**Total Drive-in Doors** 0  
**Door Height**

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Retail	
UNIT 2	1	Retail	
UNIT 3	1	Retail	
UNIT 4	1	Residential	
UNIT 5	1	Residential	
UNIT 6	1	Office	
UNIT 7			
UNIT 8			

**UTILITIES**

**Heating** Forced Air  
**Cooling** Central AC  
**Water Source** Public  
**Sewer** Public  
**Electric** Circuit Breaker(s)  
**Utilities** Cable Available, Telephone Available  
**Internet** High Speed Intrnt at Site

**Fuel Company**  
**Electric Company**  
**Water Company**  
**Phone Company**  
**Cable Company**  
**Internet Service Provider**

### LOT & LOCATION

**Submarket**
**Project Building Name** Cary & Main Building

**Waterfront Property** No

**Water View** No

**Water Body Access** No

**Water Body Name**
**Water Body Type**
**Water Frontage Length**
**Waterfront Property Rights**
**Water Body Restrictions**
**ROW Length**
**ROW Width**
**ROW Parcel Access** No

**ROW to other Parcel** No

**Zoning Description** Business District, Historic District

**Surveyed** Unknown

**Surveyed By**

### FEATURES

**Other Equipment** Sprinkler System

**AirCond%**
**Sprinkler** Wet

**Signage**
**Railroad Available**
**Railroad Provider**
**Green Verification Body**
**Green Verification Progrm**
**Green Verification Year**
**Green Verification Rating**
**Green Verification Metric**
**Green Verification Status**
**Green Verification Source**
**Green Verification NewCon**
**Green Verification URL**

### PUBLIC RECORDS

**DeedRecTy** Warranty

**Total Deeds**
**Deed Book** 479

**Deed Page** 82-83

**Map**
**Block**
**Lot**
**SPAN#** 55817613368

**Tax Rate**
**Tax Class** Non-Homestead

**Current Use** No

**Land Gains**
**Assessment Year** 2024

**Assessment Amount** \$410,500

**PropID**
**PlanSurv#**

### DISCLOSURES

**Foreclosed/Bank-Owned/REO** No

**Sale Includes** Building Only

**Exclusions**
**Investment Info** Yes

**Flood Zone** No

**Seasonal** No

**Easements** Yes

**Covenants** Unknown

**Right of First Refusal**
**Auction** No

**Auction Date**
**Auction Time**
**Auctioneer Name**
**Auctioneer License Number**
**Auction Price Determd By**

### PREPARED BY

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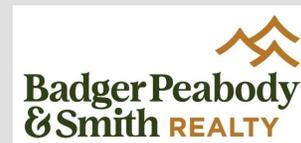
**My Office Info:**

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Listed by: Stephen Gorman/ Badger Peabody &amp; Smith Realty

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Prep By: Badger Peabody & Smith  
Katy Kingston

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