

2635 Hartford Avenue, Wilder, VT 05088  
OFFERING BRIEF



1 acre site with 7,000 SF Building  
Zoned Industrial/Commercial





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OFFERING BRIEF  
Hanover

2635 Hartford Ave.



Dartmouth Hitchcock  
Medical Ctr

Hartford



Upper Valley  
Aquatic Center



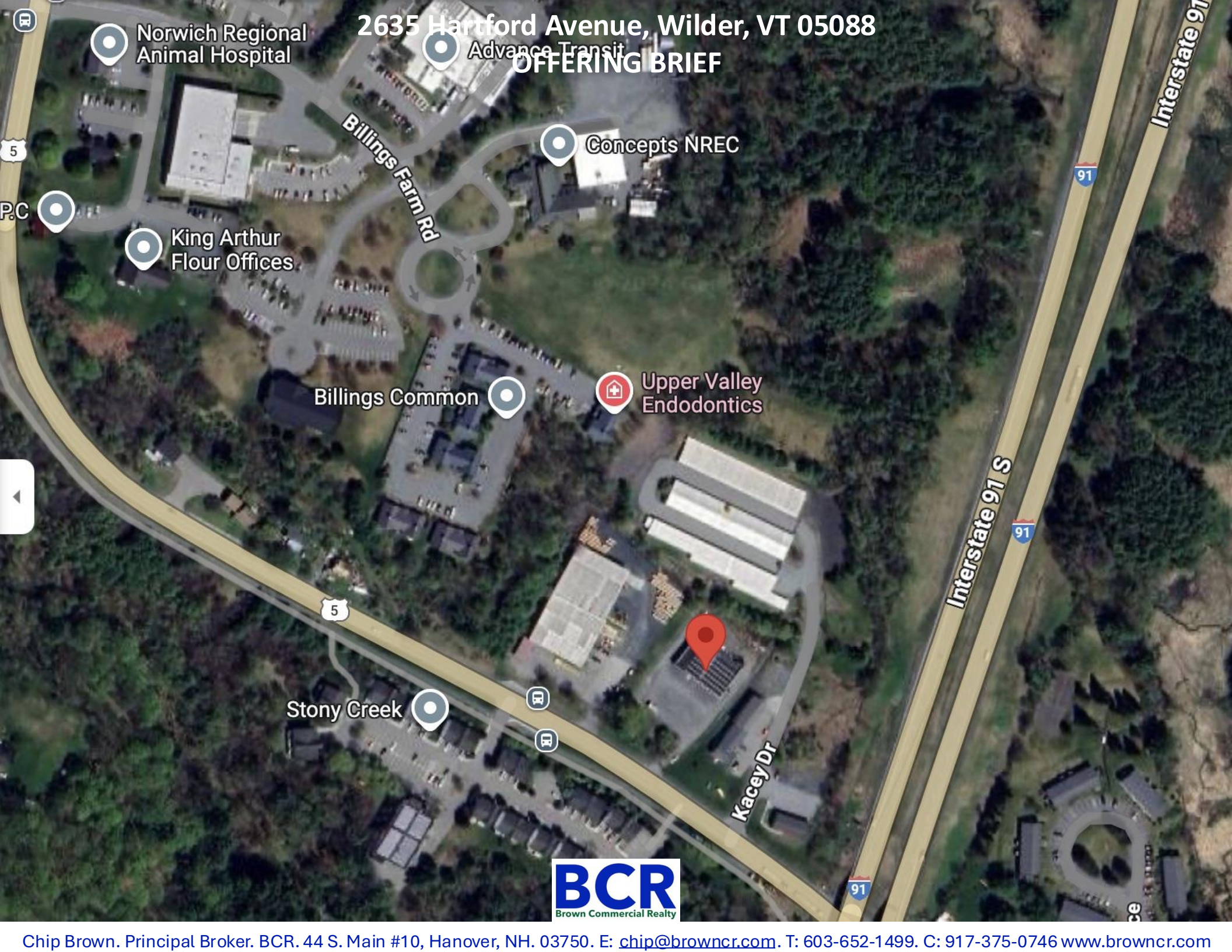
Lebanon





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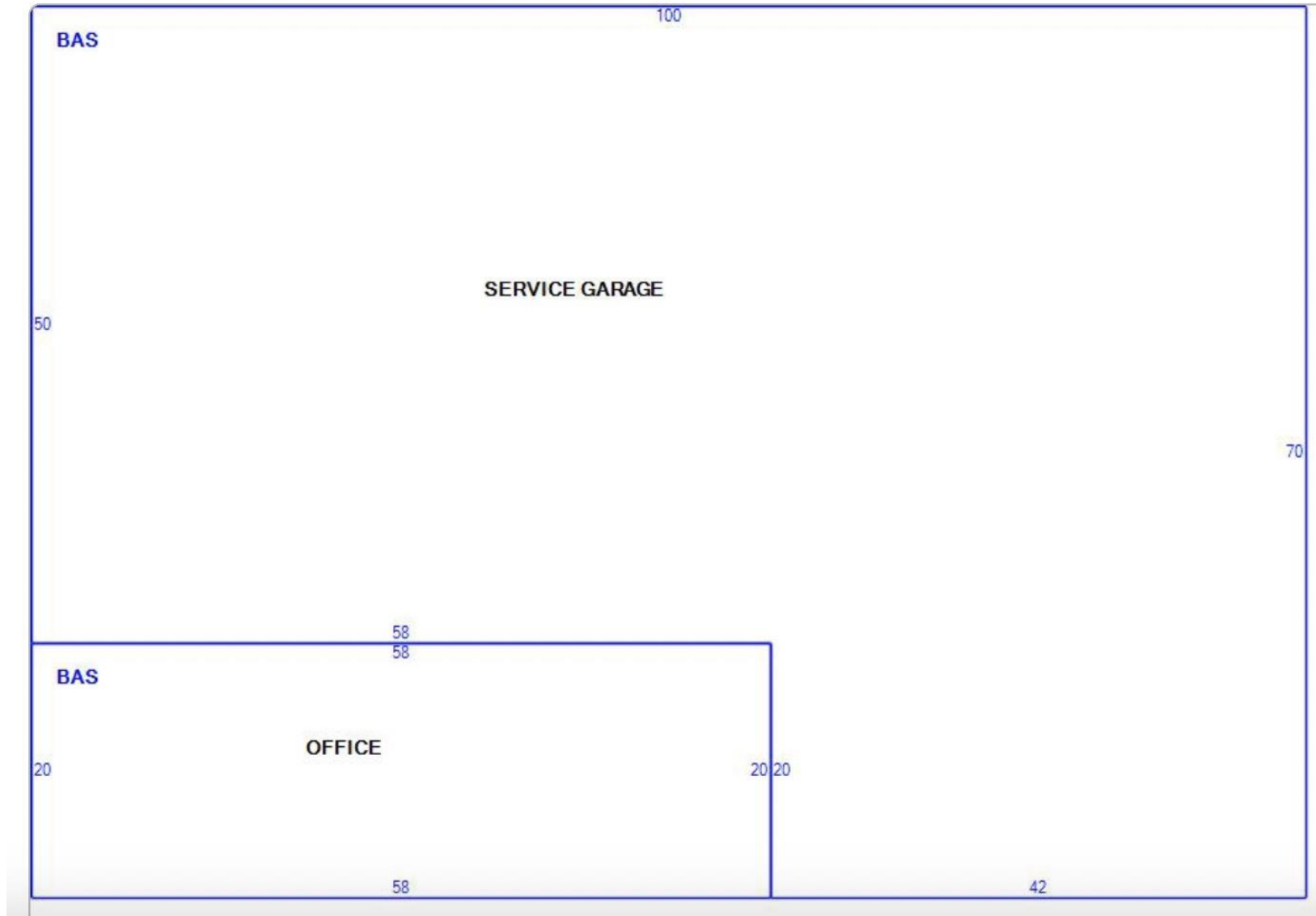
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## OFFERING BRIEF

Building Dimensions  
(Per Town Property Card)





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## OFFERING BRIEF



**ZONING REGULATIONS**  
**Town of Hartford**  
 171 Bridge Street, White River Junction, VT 05001  
 802-295-3075  
 I-C  
**INDUSTRIAL-COMMERCIAL ZONING DISTRICT**

**Objective**

To reserve locations for commercial and light industrial operations which require larger lots than are available in other commercial districts. The I-C Districts offer large, relatively level tracts of land with good highway access and sufficient distance to buffer existing residential neighborhoods.



**Permitted Uses\***

- Adult-oriented business
- Agriculture
- Bakery
- Banking, financial institution
- Bar
- Farmstand
- Food assembly/catering
- Funeral home
- Garden center
- Hospital/Medical center
- Hotel, motel, inn
- Light manufacturing/industry
- Light manufacturing/retail sales
- Medical clinic (no size limit)
- Motor vehicle fueling facility
- Motor vehicle sales
- Museum (no size limit)
- Nursing care facility
- Office (no size limit)
- Parking facility
- Place of worship
- Printing, publishing
- Public assembly facility (no size limit)
- Public information facility
- Recreational facility
- Research, testing laboratory
- Restaurant
- Retail < 10,000 square feet
- Veterinary clinic

**Permitted Upon Issuance of a Conditional Use Permit\***

- Bed-and-breakfast
- Contractor's yard
- Contractor's shop
- Crematory
- Day-care facility
- Home business
- Junkyard
- Kennel
- Manufacturing/Industry
- Motor vehicle car wash
- Motor vehicle repair
- Open-air market
- Passenger terminal
- Public facility
- Retail > 10,000 square feet
- School
- Storage, mini-/self-
- Transportation terminal
- Warehouse

**Minimum Area and Dimensional Standards**

Class	Area (square feet)		Lot Dimensions (feet)		Setbacks (feet from property lines)		
	Per Dwelling Unit	Per Lot	Width	Depth	Front	Side	Rear
1	10,000	10,000	70	80	10	10	20
2	20,000	40,000	125	100	30	15	25
3	40,000	40,000	125	100	30	15	25

**Maximum Lot Coverage: 90%**

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## OFFERING BRIEF

**PRICE: \$805,000 (\$115/SF)**

### Facts

Zoning: Industrial/Commercial  
 Land Size: 1 acre  
 Building SF: 7,000 SF (100' x 70')  
 HVAC: Modene ceiling units  
 Utilities: City Water & Sewer  
 Signage: Existing Pylon Sign

<b>2635 Hartford Avenue Wilder VT</b>			
<b>OPERATING EXPENSES (latest full year)</b>			
<b>SQUARE FOOTAGE</b>	<b>7,000</b>		
<b>OPERATING EXPENSES</b>			
RE Taxes		('24/25)	\$9,346.89
Insurance		('24/25)	\$2,724.00
Water & Sewer		2024	\$1,665.41
<b>TOTAL</b>			<b>\$13,736.30</b>
			\$1.96

### Sources

Information provided in this brochure has been obtained from sources believed reliable, including the property owner, the Town of Hartford, and other local sources. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the reader's responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property or the market.







## 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**

##### **NON-DESIGNATED AGENCY**

This form has been presented to you by:

**I / We Acknowledge**

**Receipt of This Disclosure**

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Declined to sign

Printed Name of Agent Signing Below

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

Declined to sign