

# FOR SALE

## HIGH VISIBILITY LOCATION

6 Brooklyn Street, Swanton, Vermont



VT Commercial is pleased to offer to the market this 9,342 SF industrial/manufacturing building that is on 2 acres and likely offers potential for expansion. Currently a mix use building. Maple City Candy has manufactured maple products here along with a tenant in place Fournier's Door and Window. The building has a dock, and drive in door. 3 PHASE Power.

**SIZE:**

9,342 SF on 2 acres

**PERMITTED USE:**

Industrial

**PRICE:**

\$900,000

**AVAILABLE:**

TBD

**PARKING:**

On site

**LOCATION:**

6 Brooklyn Street, Swanton

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:

LINDA I LETOURNEAU

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## Article 2: Zoning Districts and District Standards

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### Section 2.4.10: Industrial (IND) District

**(A) Purpose:** The Industrial District is established to encourage a full range of industrial, manufacturing and associated uses in locations that are well served by municipal utilities and facilities and, because of convenient access to I-89 and other state and local roads can accommodate heavy traffic volumes associated with shipping and large numbers of employees.

**(B) Permitted Uses:**

1. Accessory Use/Structure (to a permitted use)
2. Adult Continuing Educational Facility
3. Contractor's Yard [Section 4.8]
4. Industrial Retail Sales
5. Manufacturing [See (E)]
6. Office
7. Storage Facility
8. Warehouse

**(C) Conditional Uses:**

1. Adap. Reuse of an Hist. Blding. [Sn. 4.4]
2. Motor Vehicle (Motor Vehicle) Sales
3. Earth Resource Extraction [Section 4.10]
4. Hotels
5. Grain Elevator
6. Lodging Facilities
7. Salvage Yard
8. Retail Sales & Service
9. Slaughterhouse
10. Solid Waste Transfer Station [Sn 4.17]
11. Storage Container
12. Value-Added Agricultural Enterprise
13. Trucking and Rail Terminal

<sup>2</sup>Non-conforming single-family homes may exist in this zoning district. In accordance with the State statute [§4412(5)], a Child Care Home shall be considered by right to constitute a permitted single-family residential use of the property. In accordance with the State statute [§4412(G)], a Group Home shall be considered by right to constitute a permitted single-family residential use of property. Please refer to the definitions of Child Care Home and Group Home in Article X.

**(D) Dimensional Requirements (unless otherwise specified for a particular use):**

**Lots**

Minimum Lot Size:	¼ acre
Minimum Lot Frontage:	75 feet
Minimum Lot Depth:	75 feet

**Buildings and Structures**

Setback, Front	50 feet
Setback, Side	25 feet
Setback, Rear	25 feet
Maximum Building Coverage:	60%
Maximum Height:	75 feet

**(E) District Requirements:**

1. Planned unit developments are specifically excluded from this district.

## WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENT THAT** BROOKLYN VENTURES, LLC, a Limited Liability Company duly organized under the laws of the State of Vermont, of Swanton, in the County of Franklin, and State of Vermont, Grantor, in the consideration of TEN OR MORE DOLLARS paid to its full satisfaction by BROOKLYN STREET LLC of Swanton in the County of Franklin and State of Vermont, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, BROOKLYN STREET LLC, a Vermont limited liability company, for itself and its successors and assigns, forever, a certain piece of land located at 6 Brooklyn Street in Swanton, in the County of Franklin and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Brooklyn Ventures, LLC by Warranty Deed of Rene G. Fournier dated March 10, 2014 and recorded in Volume 316, Page 92 of the Town of Swanton Land Records and further described therein as follows:

"Being land and buildings situated on the northerly side of Brooklyn Street and on the westerly side of North River Street in the Town and Village of Swanton, commonly known as Brooklyn Street.

Aid property has a frontage on Brooklyn Street o three hundred (300) feet, more or less; a frontage on North River Street two hundred eighty two (282) feet, more or less, a northerly line of three hundred (300) feet, more or less, and a westerly line of two hundred seventy (270) feet, more or less.

Being all and the same land and premises conveyed to Rene G. Fournier by Warranty Deed of Norman Leduc, Constance Boutin and Daniel Boutin d/b/a L&B Enterprises recorded May 19, 2008, of record in Volume 257 at Pages 22-24of Swanton Land Records."

Reference is made to the aforementioned instruments and to the deeds and records therein referred, all in further aid of this description.

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, BROOKLYN STREET LLC, for itself and its successors and assigns, to its own use and behoof forever; And the said Grantor, BROOKLYN VENTURES, LLC , for itself and its successors and assigns, does covenant with the said Grantees, BROOKLYN STREET LLC, for itself and its successors and assigns, that until the

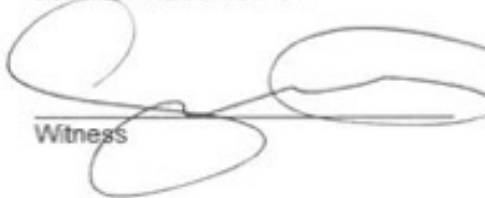


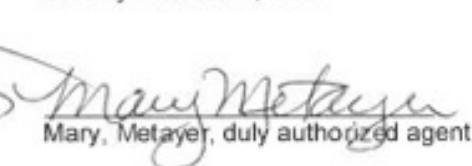
ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE; EXCEPT** as aforesaid and except for existing easements, restrictions and rights of way of record, provided this paragraph shall not reinstate any such encumbrances previously extinguished by the marketable Title Act, Subchapter 7, Title 27, V.S.A.; and the Grantor, hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever.

IN WITNESS WHEREOF, BROOKLYN VENTURES LLC, by Mary Metayer, its duly authorized agent, hereunto sets his hand and seal and the hand and seal of the Limited Liability Company this 20<sup>th</sup> day of June A.D. 2022.

IN THE PRESENCE OF

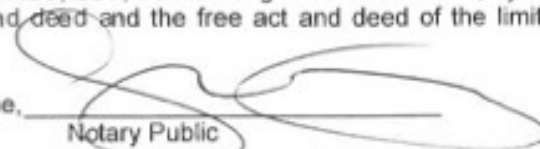
Brooklyn Ventures, LLC

  
Witness

  
Mary, Metayer, duly authorized agent

STATE OF VERMONT  
COUNTY OF FRANKLIN, SS.

At ST ALBANS, Vermont, this 20<sup>th</sup> day of June, 2022, Mary Metayer, Duly Authorized Agent of BROOKLYN VENTURES, LLC, acknowledged this instrument, by her, sealed and subscribed, to be her free act and deed and the free act and deed of the limited liability company.

Before me,   
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: 01/31/2023  
Notary ID: \_\_\_\_\_

Joseph F. Cahill, Jr.  
Notary Public State of Vermont  
Commission No. 0003689  
Commission Expires 01/31/2023





# 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  
[ ] *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*

9/24/2015

