

For Sale

59 Meadow Street, Rutland, Vermont



20,341 SF Commercial Building For Sale



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

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vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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PRICE REDUCTION!!

PRICE: \$1,950,000.00

SIZE: 20,341 SF

Welcome to the Loretto Home, a captivating 20,000 SF historic brick building located in the vibrant heart of Rutland, Vermont. This distinguished property, formerly a senior living facility owned by the Roman Catholic Diocese, offers a unique blend of historic charm and modern potential.

Nestled on 1.33 acres of beautifully landscaped grounds, the Loretto Home stands as a testament to architectural elegance and timeless design.

Located in the bustling downtown area, the Loretto Home is perfectly positioned to benefit from Rutland's rich community life and economic opportunities. Its proximity to local shops, restaurants, and cultural attractions makes it an ideal location for both commercial and residential endeavors.

Whether envisioned as a boutique hotel, a cultural center, office space, or a mixed-use development, the Loretto Home provides endless possibilities for transformation while retaining its historic essence.

Embrace the opportunity to own a piece of Rutland's history. This extraordinary property is not just a building; it's a legacy, ready to be reimaged for future generations. Contact us today to explore the potential of this historic treasure in the heart of downtown Rutland.



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Building Description

Building Information	
Size	20,341 SF
Acreage	1.33
Zone	Mixed Residential
SPAN	540-170-20041
Parcel ID	20041
Taxes (2024)	TBD Upon Sale
Water/Sewer	Municipal
HVAC	Oil Fired, Hot Water & Steam New baseboard in portions of the building.
Construction	Wood Frame – Brick Wall
Foundation	Brick Stone
Roof	Asphalt Shingle & Rubber Membrane. Fully renovated in 2022.
Year Built	1903 Rebuilt 1955



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Building Description

Building Information	
Parking	Paved parking in rear of building. Estimated 40-50 Cars with improvements to site.
Road Frontage	Yes – Meadow Street
Loading Dock	0
Drive-In Door	0
Sprinklered	Yes – Dry System
Bathrooms	15



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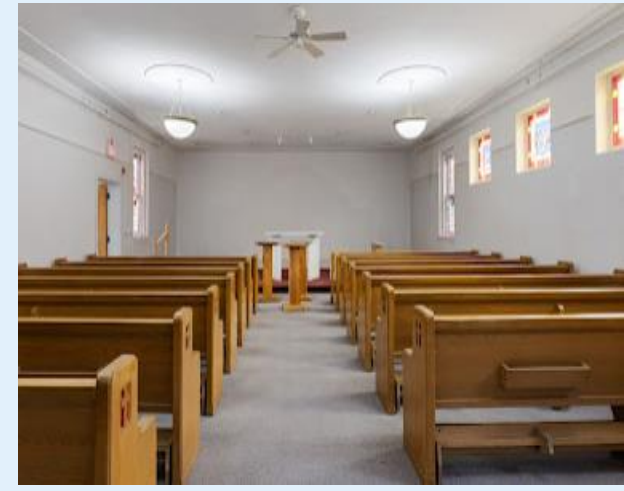
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Photos



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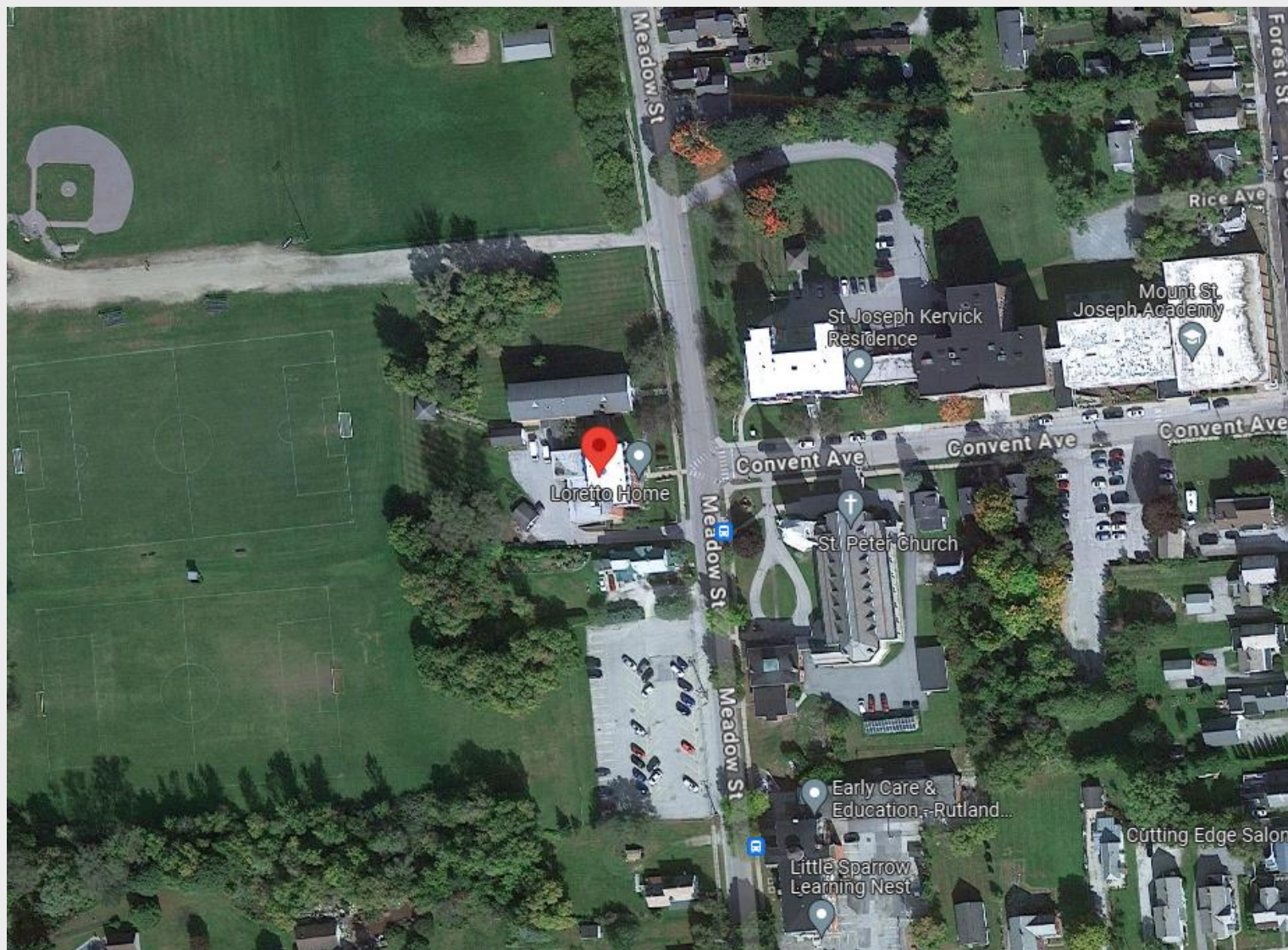
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In partnership with:



Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.



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