

FOR SALE

VERSATILE MEDICAL AND WELLNESS PROPERTY IN MIDDLEBURY

108 Catamount Park, Middlebury, VT



108 Catamount Park presents an exceptional opportunity to occupy a well-designed medical, rehabilitation, or wellness facility in Middlebury, Vermont. Currently operating as a physical therapy practice, the property will be available following the existing tenant's departure at the end of the year.

SIZE:

3,500 +/- SF

USE:

Office

PRICE:

\$825,000

AVAILABLE:

January 2027

PARKING:

On Site

LOCATION:

108 Catamount Park, Middlebury, VT

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:

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VERSATILE MEDICAL AND WELLNESS PROPERTY

Additional Property Information

The building offers a highly functional layout featuring a distinctive indoor therapy pool, expansive open treatment and exercise areas, private exam and consultation rooms, and supporting office and administrative space. Its existing configuration provides a turnkey solution for another physical therapy or rehabilitation practice, allowing a new operator to establish or expand its presence with minimal renovation or downtime.

Beyond physical therapy, the flexible floor plan could accommodate a wide range of medical and wellness-related uses, including sports medicine, occupational therapy, chiropractic care, orthopedic services, pain management, aquatic therapy, fitness and performance training, behavioral health, or a multidisciplinary healthcare practice. The combination of private treatment rooms, open clinical space, and the indoor pool creates a unique offering that would be difficult and costly to replicate.

Middlebury serves as an important commercial, educational, and healthcare center for Addison County and the surrounding region. Home to Middlebury College and a vibrant downtown, the community attracts residents, students, professionals, and visitors from throughout central and western Vermont. The area offers a strong quality of life, convenient access to Route 7, and proximity to the Green Mountains, Lake Champlain, and numerous year-round recreational opportunities. With its established regional draw and active community, Middlebury provides an attractive setting for medical, wellness, and professional service providers seeking to serve a broad and loyal client base.













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

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign

9/24/2015

