

RUTLAND VERMONT

Route 7 South and Route 4 West, across from the Diamond Run Mall

COMMERCIAL AND RESIDENTIAL USES ALLOWED



ASKING PRICE: \$2,700,000

BADGER PEABODY & SMITH REALTY

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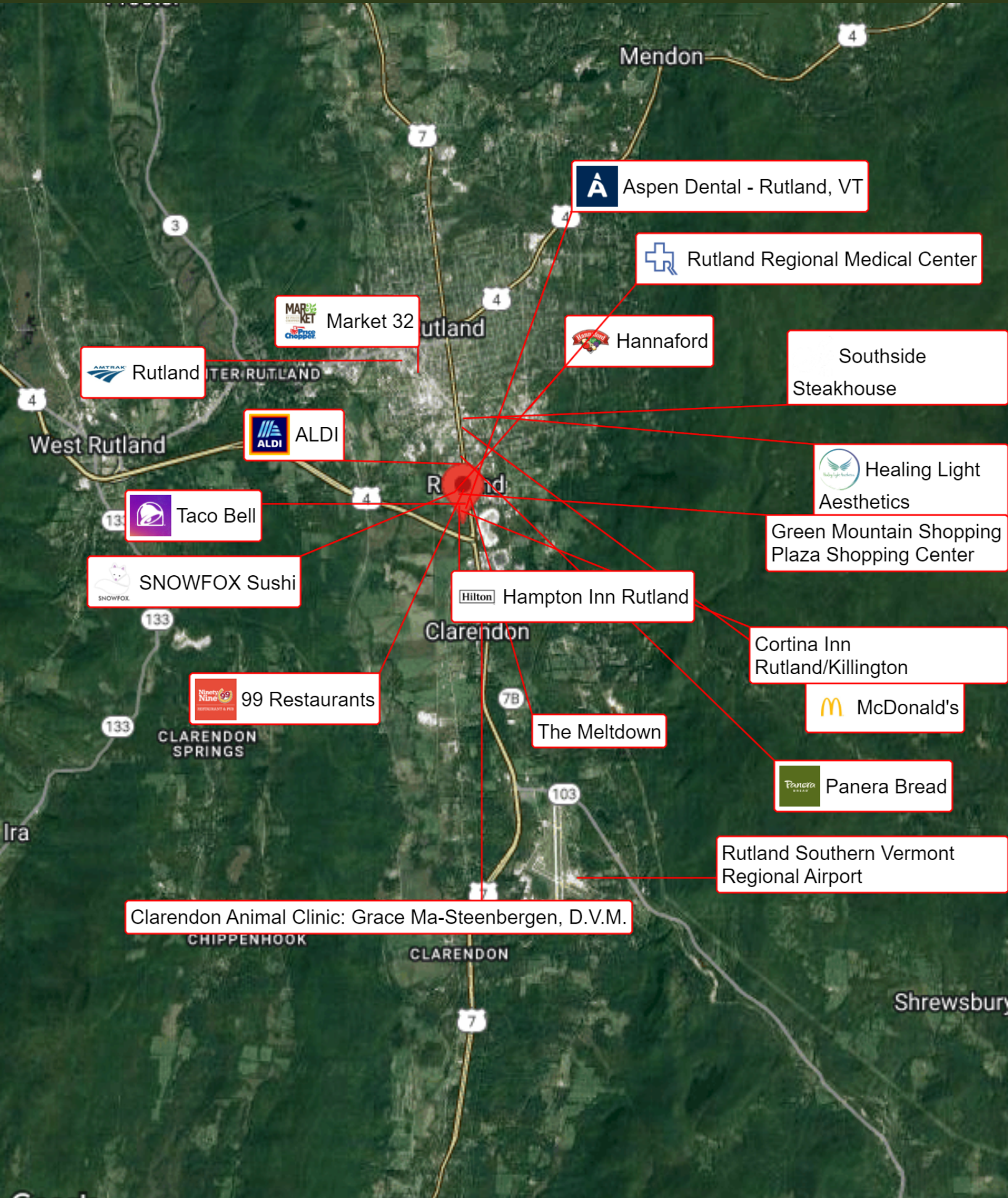
MARK THIBEAULT

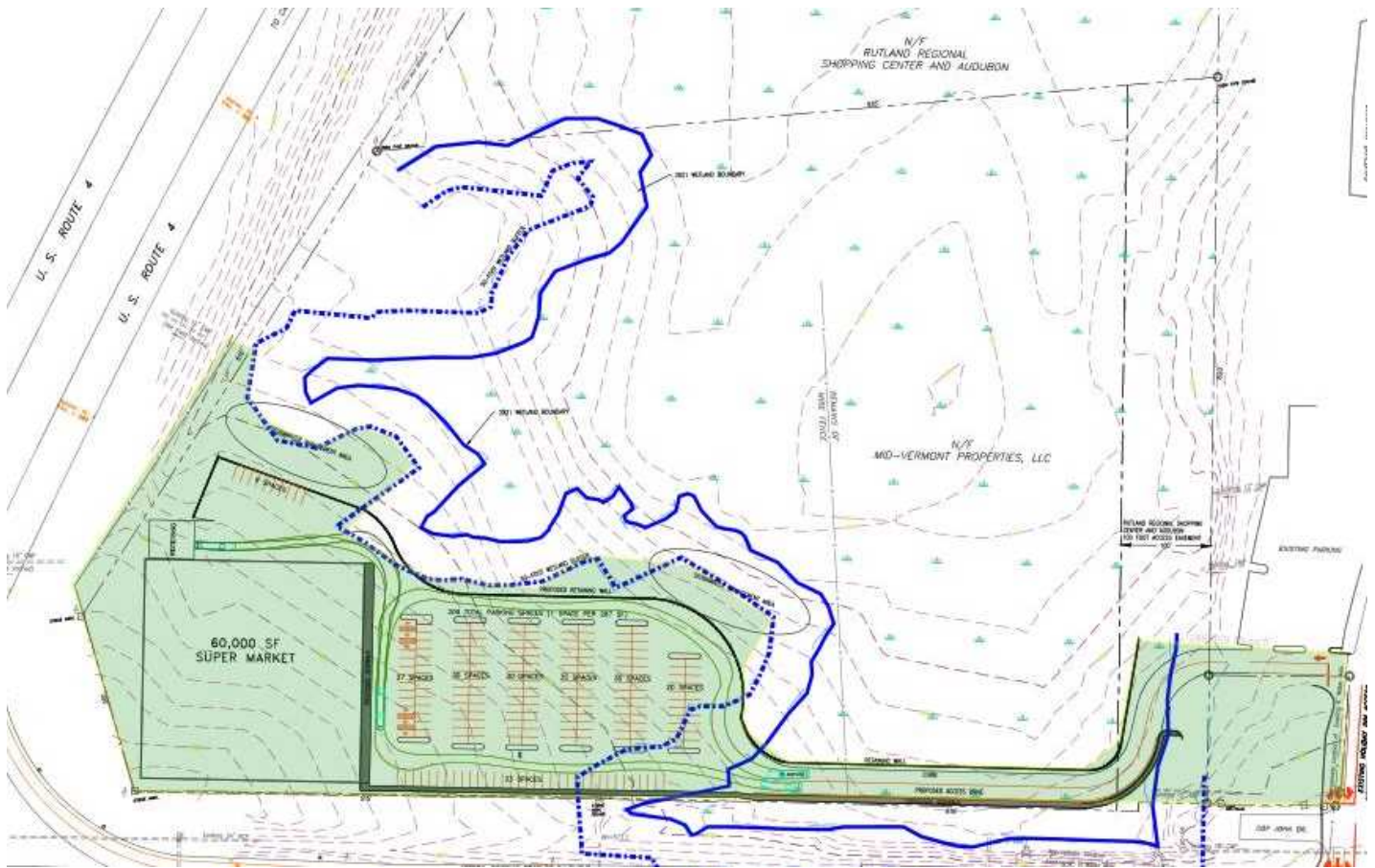
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

BUSINESS MAP

Rutland, Vermont
Route 7 South | Rutland, VT 05701





Property Summary

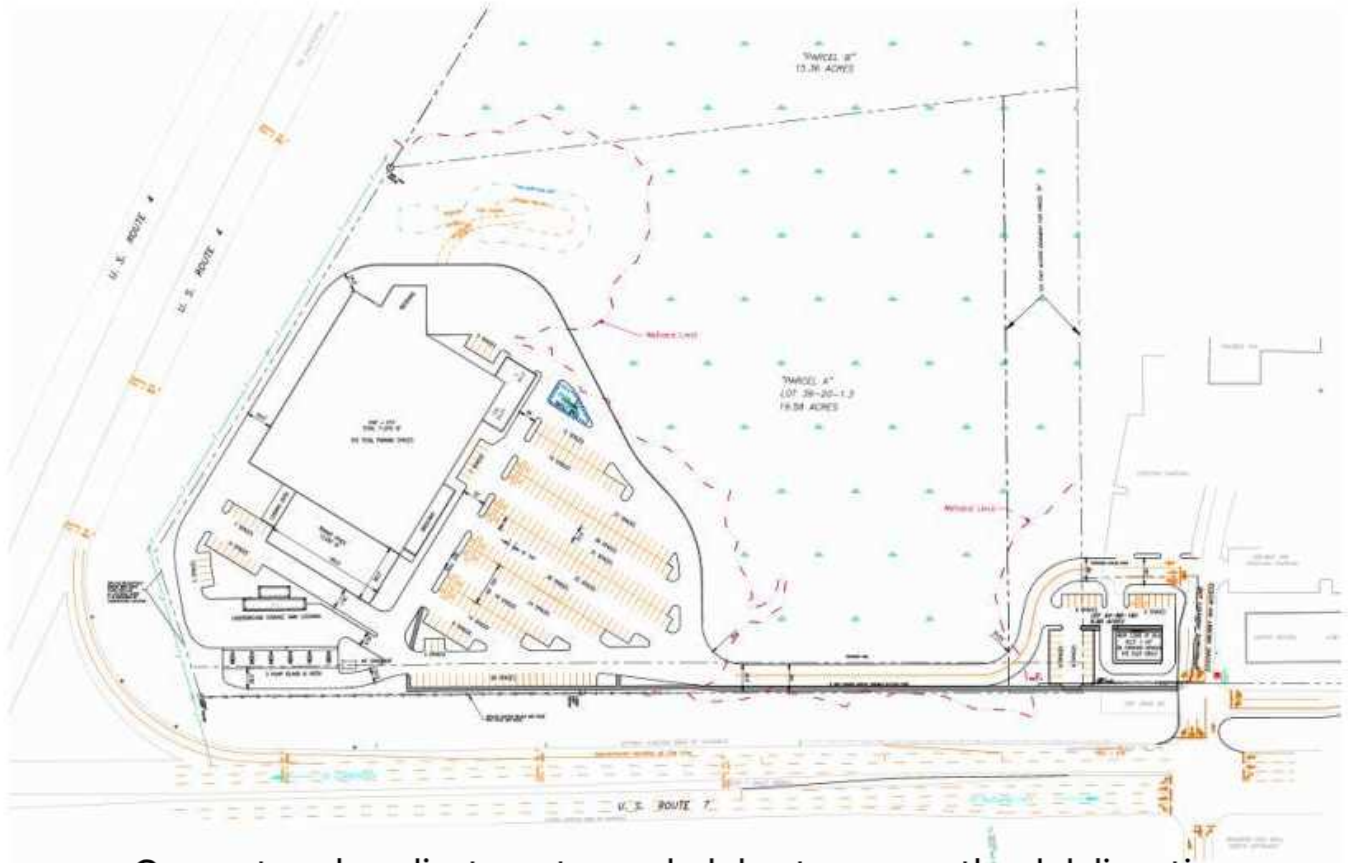
Price:	\$2,700,000
Lot Size:	19.43 Acres
Usable Acreage	5.69 +/-
Access:	From Route 7 South
Permitted Uses:	Commercial or Residential
Frontage:	3 sides- 1300 feet +/-
Traffic Count:	19,551
Signal Intersection:	Yes
Utilities:	Municipal
Zoning:	None

Property Overview

This gateway parcel is one of the most visible properties in Vermont. Located in the Town of Rutland which does not have local zoning but does have access to needed infrastructure such as municipal sewer & water and power, etc. Both residential and commercial uses of the property are allowed with State Land Use Permits. Access is at a traffic-controlled intersection on Route 7, Vermont’s only highway on the west side of Vermont. Traveling north to south from the Canadian border to the New York City area. The frontage on Route 4, a major highway connecting Vermont to upstate New York and New Hampshire, adds to its unique position in the market. Killington Ski Resort and Okemo Ski Resort contribute to a strong retail, lodging and restaurant market. While the railroad, trucking and industrial base provide for a strong economic base. The Rutland area is considered to be Vermont’s up and coming regions and the second largest market in Vermont.

Location Overview

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Concepts only- adjustments needed due to new wetland delineation.

