

**Commercial Sale**  
**5024896**  
**Active**

**2 Park Street**  
**Randolph**  
**Unit/Lo...**

VT 05060

Listed: 12/19/2024 \$375,000

Closed:

DOM: 280



County  
 VillDstLoc  
 Year Built  
 Building Area Total  
 Building Area Source  
 Total Available Area  
 Total Available Area Source  
 Zoning  
 Road Frontage  
 Road Frontage Length  
 Lot Size Acres  
 Traffic Count  
 Loss Factor Percentage  
 Vacancy Factor

VT-Orange

Taxes TBD

No

Tax Year Notes

1930

Tax Annual Amount \$9,134.76

3,500

Tax Year 2024

Gross Income

Operating Expense

Net Income

commercial

Yes



Virtual Tour URL Unbrande...

Delayed Showing No

Date - Showings Begin

Business Type Business

**Directions** Take Exit 4 and head into Randolph village. Pass through the 4-way stop. Pass the fires station and the building is on the right as you turn the bend. FROM BETHEL. Come into Randolph. Cross the train tracks and bridge and the building will be on the left, across from Cumberland Farms

**Public Remarks** Nestled at one of the busiest and most visible intersections in Randolph, this prime commercial property offers a golden opportunity for savvy investors. Featuring two separate rental sections, both of which are currently occupied by tenants, the property ensures immediate income potential. Its high-traffic location provides excellent exposure for businesses, making it an ideal choice for a variety of commercial ventures. Whether you're looking to expand your investment portfolio or secure a sought-after space in the heart of Randolph, this property delivers both stability and growth potential. Don't miss out on this exceptional investment opportunity!

## STRUCTURE

**Basement** No  
**Basement Access Type**

Building Number

Total Units

# of Stories

Divisible SqFt Min

Divisible SqFt Max

List \$/SqFt Total Available

**Ceiling Height**  
**Total Elevators**

**Total Drive-in Doors**  
**Door Height**

**Total Loading Docks**  
**Dock Levelers**

	LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1	1	Retail		Expenses - CAM
UNIT 2	1	Office		Expenses - Taxes
UNIT 3				Expense - Utility
UNIT 4				Expenses - Insurance
UNIT 5				Expenses - Management
UNIT 6				Expenses - Maintenance
UNIT 7				
UNIT 8				

## UTILITIES

GasNatAval

Water Source Public Water On-Site

Sewer Public Sewer On-Site

Utilities Cable at Site

Internet High Speed Intrnt Avail, Cable Internet

Fuel Company

Phone Company

Cable Company

Electric Company

Internet Service Provider

**LOT & LOCATION****Submarket**  
**Project Building Name****ROW Length**  
**ROW Width**  
**ROW Parcel Access**  
**ROW to other Parcel**  
**Surveyed**  
**Surveyed By****Waterfront Property**  
**Water View**  
**Water Body Access**  
**Water Body Name**  
**Water Body Type**  
**Water Frontage Length**  
**Waterfront Property Rights**  
**Water Body Restrictions****FEATURES****Air Conditioning Percent**  
**Sprinkler**  
**Signage** Some**Railroad Available**  
**Railroad Provider****Green Verification Body**  
**Green Verification Progrm**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL****PUBLIC RECORDS****Deed Recorded Type** Other  
**Total Deeds**  
**Deed Book** 96  
**Deed Page** 18-19**Map**  
**Block**  
**Lot**  
**SPAN#** 507-159-13694**Tax Rate**  
**Tax Class** TBD**Current Use**  
**Land Gains****Property ID**  
**Plan Survey Number****Assessment Year**  
**Assessment Amount****DISCLOSURES****Foreclosed/Bank-Owned/REO** No  
**Sale Includes** Land/Building  
**Exclusions**  
**Investment Info**  
**Flood Zone**  
**Seasonal**  
**Easements**  
**Covenants****Financing-Current**  
**Financing-Possible Opt**  
**Auction**  
**Auction Date**  
**Auction Time**  
**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**

**Private Remarks** Rent are currently set to: Edward Jones - 1300 sf - \$2252 Royal Towne Gifts - 1,450 sf  
- \$1800 Proforma available on request.

**Private Office Remarks**

**Showing Instructions** Call List Agent

**Showing Service** None

**Input of Owner Name** I have written permission to submit name

**Owner Name** Jesse and Jean Sammis

**Owner Phone**

**Management Company**

**Management Company Phone**

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** Century 21 The One  
**Listing Office - Phone Number** Off: 802-404-2700  
**Listing Office - Phone Number 2** Fax: 518-562-2838  
**List Agent - Agent Name** Nathan Wright  
**List Agent - Phone Number** Phone: 802-417-4849  
**List Agent - E-mail** nwright@theone21.com  
**List Team - Team Name**  
**List Team - Phone Number 1**  
**List Team - Team Email 1**  
**Co List Agent - Agent Name**  
**Co List Agent - Phone Number**  
**Co List Agent - E-mail**  
**Alternate Contact - Agent Name**  
**Alternate Contact - Phone Number**  
**Alternate Contact - E-mail**  
**Buyer Office - Office Name**  
**Buyer Office - Phone Number**  
**Buyer Office - E-mail**  
**Buyer Agent - Agent Name**  
**Buyer Agent - Phone Number**  
**Buyer Agent - E-mail**  
**Buyer Team - Team Name**  
**Buyer Team - Phone Number 1**  
**Buyer Team - Team Email 1**  
**Co Buyer Office - Office Name and Phone**  
**Co Buyer Agent - Agent Name and Phone**

**MLS List Date** 12/19/2024  
**Expiration Date** 12/31/2025  
**Active Under Contract Date**  
**Pending Date**  
**Withdrawn Date**  
**Terminated Date**  
**Close Date**  
**Anticipated Closing Date**

**Marketed in other Property** No  
**Type**  
**Other MLS#**  
**Comp Only** No  
**Comp Type**  
**Listing Type** Exclusive Right  
**Listing Service** Full Service  
**Designated/Apptd. Agency** Yes  
**Short Sale** No

**Concessions**

**Concessions Amount**

**Concessions Comments**

**Appraisal Complete**

**Appraisal Type**

**Appraiser**

**Appraiser Phone**

**Appraiser Email**

**Buyer Name**

**Residence**

**Title Company**

**Buyer Financing****Contingencies**

**My Info:** George A Barnett - Fax: 518-562-2838

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2025 PrimeMLS.

**Commercial Sale**  
**5033163**  
**Active**

**2 Salisbury Street**  
**Randolph**  
**Unit/Lo...**

VT 05060

**Listed: 3/21/2025****\$875,000****Closed:****DOM: 188**

**County**  
**VillDstLoc**  
**Year Built**  
**Building Area Total**  
**Building Area Source**  
**Total Available Area**  
**Total Available Area Source**  
**Zoning**  
**Road Frontage**  
**Road Frontage Length**  
**Lot Size Acres**  
**Traffic Count**  
**Loss Factor Percentage**  
**Vacancy Factor**

VT-Orange

1881

5,282

41,760

Commercial

Yes

**Taxes TBD** No**Tax Year Notes****Tax Annual Amount** \$12,537.02**Tax Year** 2024**Gross Income****Operating Expense****Net Income****Delayed Showing** No**Date - Showings Begin****Business Type** Business**Directions**

**Public Remarks** Discover the most unique commercial space in central Vermont at 2 Salisbury Street, Randolph. This beautifully updated brick building—once an old train station—sits at the heart of town, offering unbeatable visibility. Featuring an open beam concept with stunning woodwork, outdoor seating, and ownership of Salisbury Street, it's a one-of-a-kind opportunity. Don't miss your chance to set up shop in this historic and vibrant location!

**STRUCTURE**

**Basement** Yes  
**Basement Access Type** Interior  
**Basement Description** Concrete Floor

**Building Number**  
**Total Units**  
**# of Stories**  
**Divisible SqFt Min**  
**Divisible SqFt Max**  
**List \$/SqFt Total Available** \$20.95

**Ceiling Height**  
**Total Elevators**  
**Total Drive-in Doors**  
**Door Height**  
**Total Loading Docks**  
**Dock Levelers**

LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1			Expenses - CAM
UNIT 2			Expenses - Taxes
UNIT 3			Expense - Utility
UNIT 4			Expenses - Insurance
UNIT 5			Expenses - Management
UNIT 6			Expenses - Maintenance
UNIT 7			
UNIT 8			

**UTILITIES**

**GasNatAval**  
**Water Source** Public  
**Sewer** Public

**Utilities** Cable Available, Telephone at Site  
**Internet** Cable Internet

**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**  
**Internet Service Provider**

## LOT &amp; LOCATION

Submarket  
Project Building Name

ROW Length  
ROW Width  
ROW Parcel Access  
ROW to other Parcel  
Surveyed  
Surveyed By

Waterfront Property  
Water View  
Water Body Access  
Water Body Name  
Water Body Type  
Water Frontage Length  
Waterfront Property Rights  
Water Body Restrictions

## FEATURES

Air Conditioning Percent  
Sprinkler  
Signage

Railroad Available  
Railroad Provider

Green Verification Body  
Green Verification Progrm  
Green Verification Year  
Green Verification Rating  
Green Verification Metric  
Green Verification Status  
Green Verification Source  
Green Verification NewCon  
Green Verification URL

## PUBLIC RECORDS

Deed Recorded Type Warranty  
Total Deeds  
Deed Book 15  
Deed Page 220

Map  
Block  
Lot  
SPAN# 507-159-14058

Tax Rate  
Tax Class TBD

Current Use Yes  
Land Gains

Property ID  
Plan Survey Number

Assessment Year  
Assessment Amount

## DISCLOSURES

Foreclosed/Bank-Owned/REO No  
Sale Includes Land/Building  
Exclusions  
Investment Info  
Flood Zone  
Seasonal  
Easements  
Covenants

Financing-Current  
Financing-Possible Opt  
Auction  
Auction Date  
Auction Time  
Auctioneer Name  
Auctioneer License Number  
Auction Price Determnd By

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

**Private Remarks** Business currently renting the building is also available for sale separately. Reach out to listing agent for details.  
**Private Office Remarks**

**Showing Service** None

**Input of Owner Name** I have written permission to submit name  
**Owner Name** Jessie Sammis  
**Owner Phone**

**Management Company**  
**Management Company Phone**

LISTING & CLOSING INFORMATION			
<b>Listing Office - Office Name</b>	Century 21 The One	<b>MLS List Date</b>	3/21/2025
<b>Listing Office - Phone Number</b>	Off: 802-404-2700	<b>Expiration Date</b>	9/30/2025
<b>Listing Office - Phone Number 2</b>	Fax: 518-562-2838	<b>Active Under Contract Date</b>	
<b>List Agent - Agent Name</b>	Nathan Wright	<b>Pending Date</b>	
<b>List Agent - Phone Number</b>	Phone: 802-417-4849	<b>Withdrawn Date</b>	
<b>List Agent - E-mail</b>	nwright@theone21.com	<b>Terminated Date</b>	
<b>List Team - Team Name</b>		<b>Close Date</b>	
<b>List Team - Phone Number 1</b>		<b>Anticipated Closing Date</b>	
<b>List Team - Team Email 1</b>			
<b>Co List Agent - Agent Name</b>		<b>Marketed in other</b>	No
<b>Co List Agent - Phone Number</b>		<b>Property Type</b>	
<b>Co List Agent - E-mail</b>		<b>Other MLS#</b>	
<b>Alternate Contact - Agent Name</b>		<b>Comp Only</b>	No
<b>Alternate Contact - Phone Number</b>		<b>Comp Type</b>	
<b>Alternate Contact - E-mail</b>		<b>Listing Type</b>	Exclusive Agency
<b>Buyer Office - Office Name</b>		<b>Listing Service</b>	Full Service
<b>Buyer Office - Phone Number</b>		<b>Designated /Apptd.</b>	Yes
<b>Buyer Office - E-mail</b>		<b>Agency</b>	
<b>Buyer Agent - Agent Name</b>		<b>Short Sale</b>	No
<b>Buyer Agent - Phone Number</b>			
<b>Buyer Agent - E-mail</b>			
<b>Buyer Team - Team Name</b>			
<b>Buyer Team - Phone Number 1</b>			
<b>Buyer Team - Team Email 1</b>			
<b>Co Buyer Office - Office Name and Phone</b>			
<b>Co Buyer Agent - Agent Name and Phone</b>			

**Concessions**  
**Concessions Amount**  
**Concessions Comments**  
**Appraisal Complete**  
**Appraisal Type**  
**Appraiser**  
**Appraiser Phone**  
**Appraiser Email**  
**Buyer Name**  
**Residence**  
**Title Company**

**Buyer Financing**  
  
  
  
  
  
  
  
  
  
**Contingencies**

**My Info:** George A Barnett - Fax: 518-562-2838

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2025 PrimeMLS.