

FOR SALE

DOWNTOWN WOODSTOCK INVESTMENT PROPERTY

21 Elm Street, Woodstock, VT



V/T Commercial is happy to offer this prominent former bank building in Woodstock, Vermont. The building is situated downtown in one of Vermont's quintessential villages. Woodstock benefits from a high level of tourism traffic that is generated by Vermont's southern ski resorts such as Killington Mountain Resort. Please contact us today for more information or to set up a tour. Known for its charming village center, covered bridges, boutique shops, galleries, and farm-to-table dining, Woodstock offers a blend of refined country living and timeless rural beauty. With the Ottauquechee River flowing through town and nearby trails, farms, and ski areas, Woodstock is both peaceful and full of recreation, making it one of Vermont's most beloved and inviting destinations. **This is an operating business. Please do not contact or visit the branch, or otherwise disturb the employees.** Please direct all inquiries and site visit requests to John Beal at V/T Commercial, 802.598.1168

SIZE:

10,000 +/- SF on 0.24 +/- Acres

USE:

Retail / Office

PRICE:

\$1,650,000

PARKING:

On Site & Street

LOCATION:

21 Elm Street, Woodstock, 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:

JOHN BEAL

802-598-1168

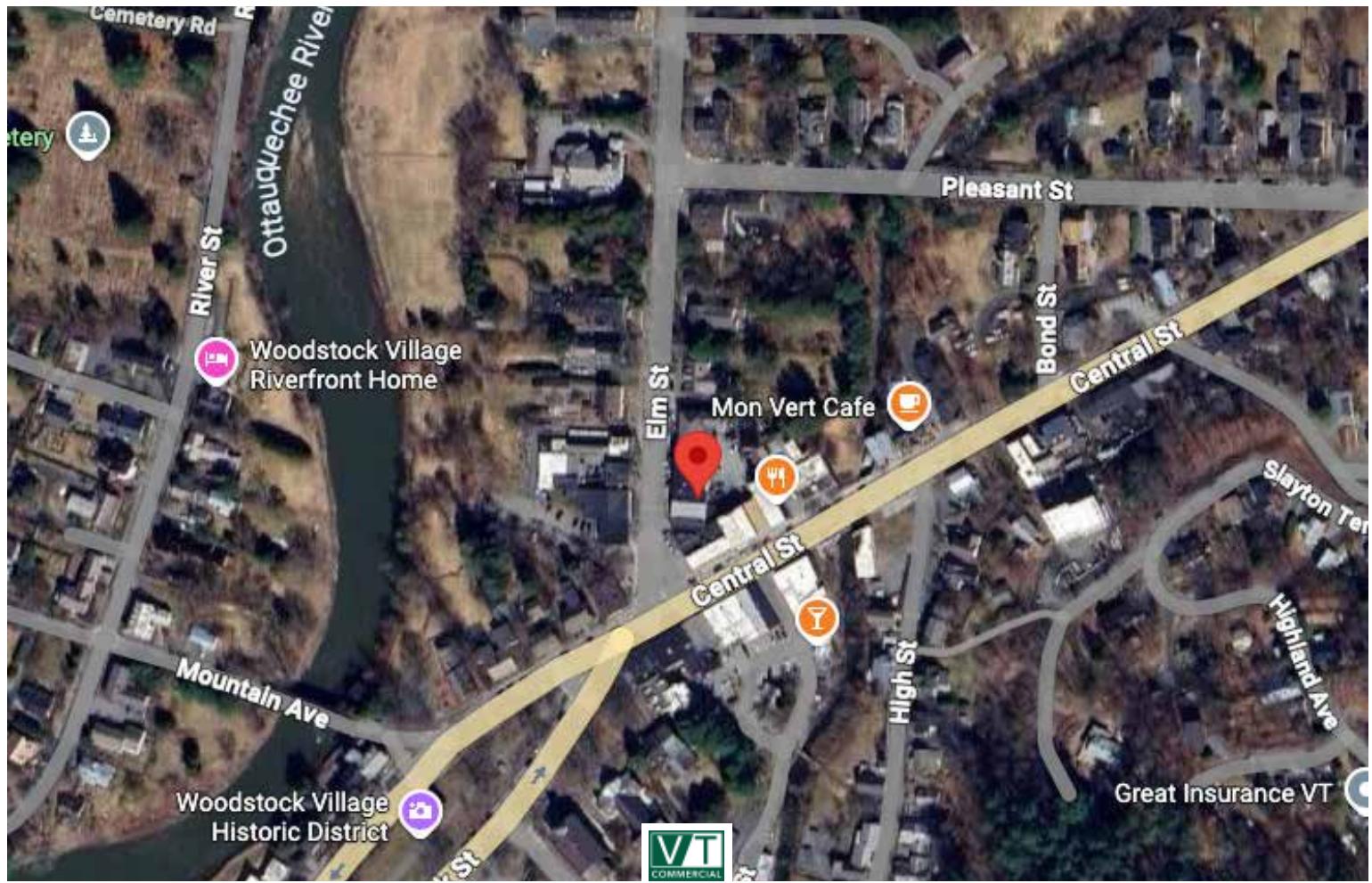
john.beal@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com







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