

# FOR SALE

## FORMER BANK BUILDING FOR SALE

424 Main Street, Barton, VT



V/T Commercial is happy to offer this former bank building in Barton, Vermont. The building has formerly had multiple tenants on the upper floors. This is a prominent building in the middle of downtown. Please contact us today for more information or to set up a tour. Barton is an attractive vacation destination located just off of Interstate 91 in between St. Johnsbury and Newport. In the spring, summer and fall, tourists take advantage of public beaches, picnic spots and spectacular views at Crystal Lake State Park, and the stunning Willoughby Gap. During the winter months, outdoor enthusiasts will enjoy ice fishing, snowshoeing, skiing, and snowmobiling.

**SIZE:**

8,684 +/- SF on .17 +/- Acre

**USE:**

Retail, Office

**PRICE:**

\$454,000

**AVAILABLE:**

Immediately

**PARKING:**

On Site

**LOCATION:**

424 Main Street, Barton, 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

[jb@vtcommercial.com](mailto:jb@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

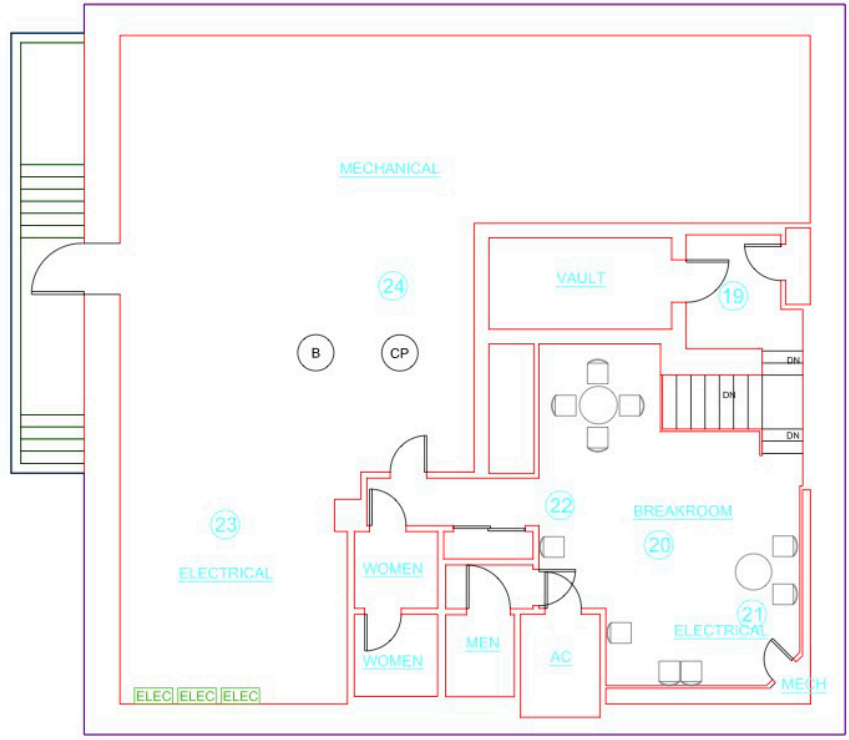
BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)









AREAS ARE BASED ON EXISTING DRAWINGS AND HAVE NOT BEEN CONFIRMED ON SITE.

OCCUPANCY ALLOCATION (IF APPLICABLE)

NOTE: CALCULATIONS ARE BASED ON IBC/BSA 203-1100

ROOM SERVED VERTICAL, HORIZONTAL, BUILDING COMMON AND FLOOR COMMON AREAS

ROOM FLOOR COMMON AREA NO. 000000

OFFICE AREA USED BY ALL BARR. TENANTS ON THE FLOOR

OFFICE AREA USED BY MORE THAN ONE DEPARTMENT ON THE FLOOR

VACANCY TYPES (IF APPLICABLE)

(1) Fully Accessible - Spaces that are not marked and have no other type

(2) Not Fully Accessible (Spaces Not Designated) - Spaces that are marked that are not marked for SSP, accessibility, recreation or program or general purpose

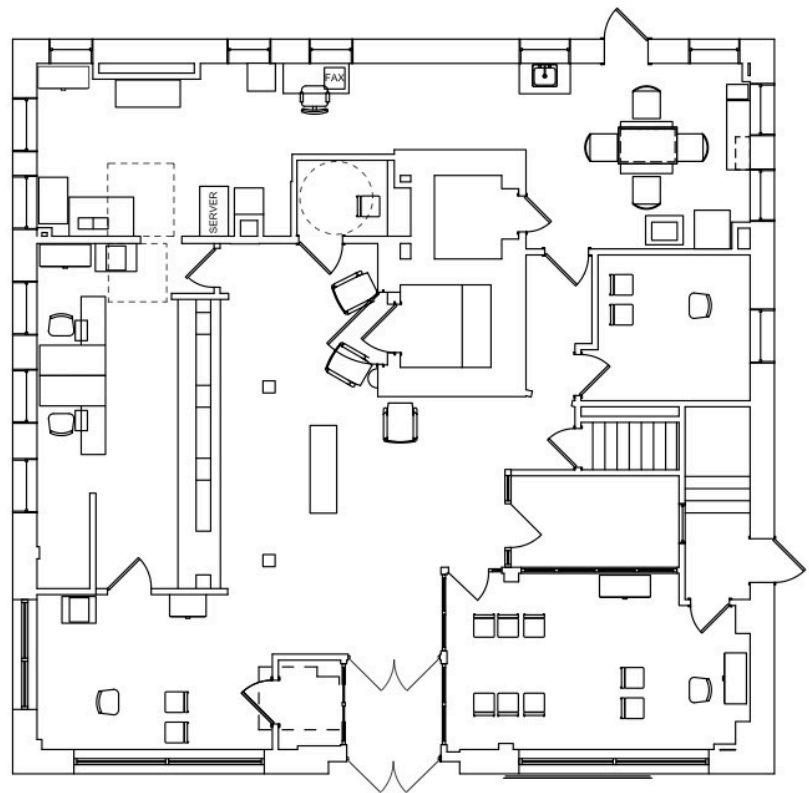
Transit no. OFFICE

Building ID TDC0551

BARTON  
MAIN & HARRISON STREET  
BARTON, VT

BASEMENT FLOOR PLAN

BGIS



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Transit no. OFFICE

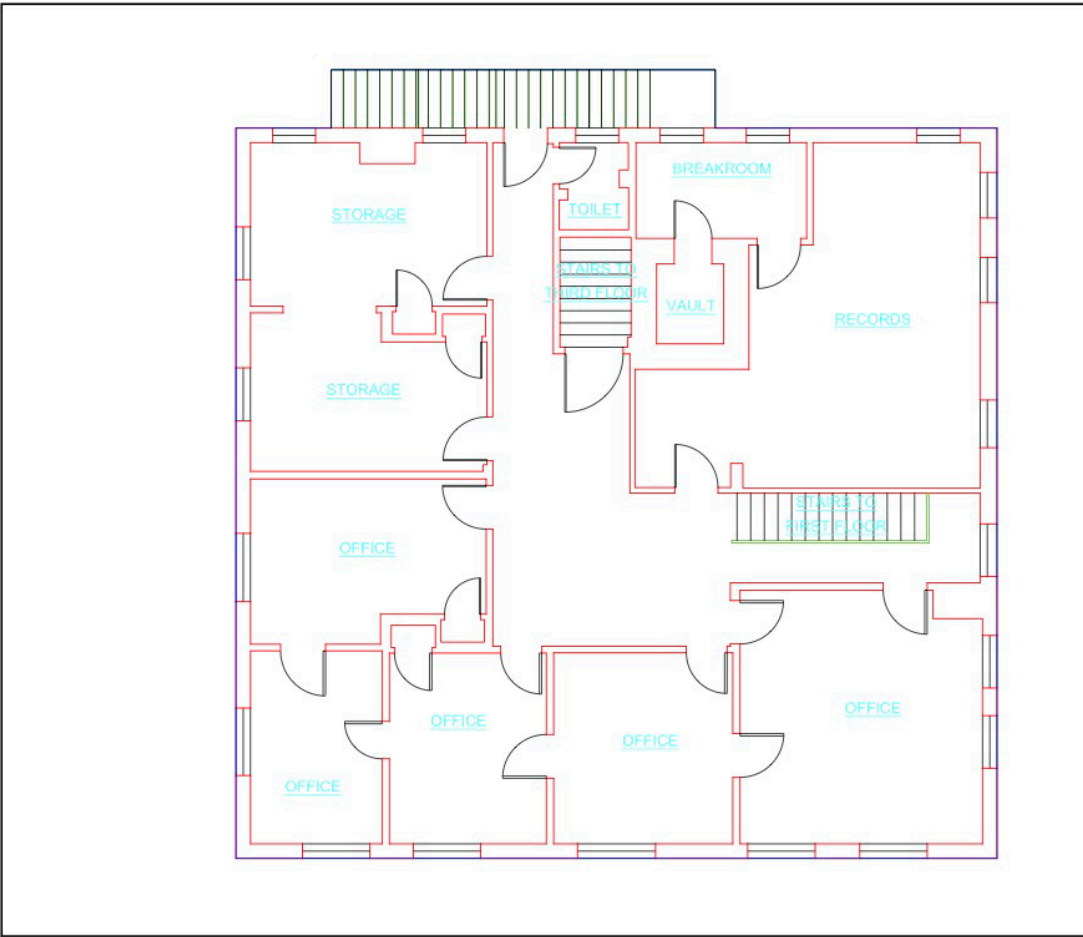
Building ID TDC0551

BARTON  
MAIN & HARRISON STREET  
BARTON, VT

GROUND FLOOR PLAN

BGIS





Area	Code	Description

AREAS ARE BASED ON EXISTING DRAWINGS AND HAVE NOT BEEN CONFIRMED ON SITE.

OCCUPANCY ALLOCATION (IF APPLICABLE):

NOTE: CALCULATIONS ARE BASED ON 100/1500/300/1.5 PER 1000 SQ. FT. OF FLOOR AREA.

MAIN SERVICE VERTICAL, FUNCTIONAL, HALLWAY COMMON AND FLOOR COMMON AREAS.  
 MAIN FLOOR COMMON AREA (MCA) - OFFICE.  
 OFFICE AREA USED BY ALL BUREAU TENANTS ON THE FLOOR.  
 OFFICE AREA USED BY MORE THAN ONE DEPARTMENT ON THE FLOOR.

VACANCY TYPES (IF APPLICABLE):

Full Available - Space that has not finished and has no plans to be.  
 Not Fully Available (Non-Occupied) - Space that is not occupied but has no plans to be.  
 Not Available (Shutdown) - Space that is not occupied and has no plans to be.

Transit no. OFFICE

Building ID TDC0551

ADDRESS:  
BARTON  
MAIN & HARRISON STREET  
BARTON, VT

Project No.  
**SECOND FLOOR PLAN**

Scale: \_\_\_\_\_

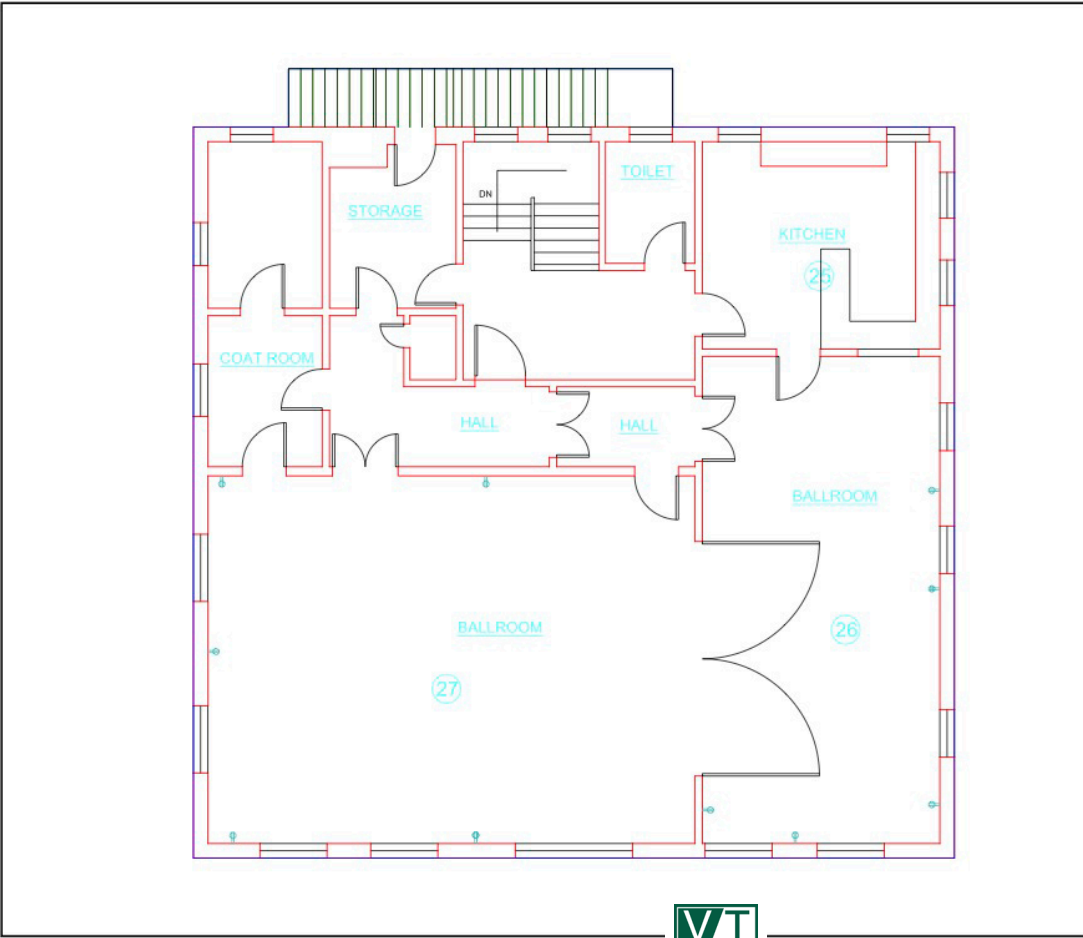
Date: \_\_\_\_\_

Prepared by: \_\_\_\_\_

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

Issue No. \_\_\_\_\_



Area	Code	Description

AREAS ARE BASED ON EXISTING DRAWINGS AND HAVE NOT BEEN CONFIRMED ON SITE.

OCCUPANCY ALLOCATION (IF APPLICABLE):

NOTE: CALCULATIONS ARE BASED ON 100/1500/300/1.5 PER 1000 SQ. FT. OF FLOOR AREA.

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Transit no. OFFICE

Building ID TDC0551

ADDRESS:  
BARTON  
MAIN & HARRISON STREET  
BARTON, VT

Project No.  
**THIRD FLOOR PLAN**

Scale: \_\_\_\_\_

Date: \_\_\_\_\_

Prepared by: \_\_\_\_\_

Checked by: \_\_\_\_\_

Approved by: \_\_\_\_\_

Issue No. \_\_\_\_\_



# 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*