

FOR SALE

HISTORIC ST. ALBANS TRAIN STATION BUILDING

2 Federal Street, St. Albans, VT

**SIZE:**

23,000+/- SF on 1.4+/- acres

USE:

Zoning: B1 - Business

PRICE:

\$1,125,000

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

2 Federal Street, St. Albans

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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john.beal@vtcommercial.com | linda@vtcommercial.com



208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

This unique property is ripe and ready for re-development on the corner of Lake Street and Federal Street in downtown St. Albans, VT.

VT Commercial is pleased to offer this former train station property to the market. Approximately a 23,000 SF stand alone brick commercial building boasting with historic charm and culture dating back to when it was first built in mid 1800's. St. Albans, known as "Rail City", offered a hub of railroad activity with 23 rail lines coming into St. Albans right near this location. History photos show a portion of the building over the tracks and it has since been removed. The architecture offers lots of tall windows offering tons of natural light, the high ceilings offer a feel of openness and volume and if walls could speak, there is lots of history here.

Three levels of space, with a main staircase, but no elevator. This building has historic safe rooms that at a quick look seem to be stacked in place over the top of each other, which might bode as an elevator shaft area for a redevelopment.

This building was used as office space for the owner but has been recently vacated. Being sold "as-is- where is" and subject to State of VT sign off. SMACK letters on file at the State.

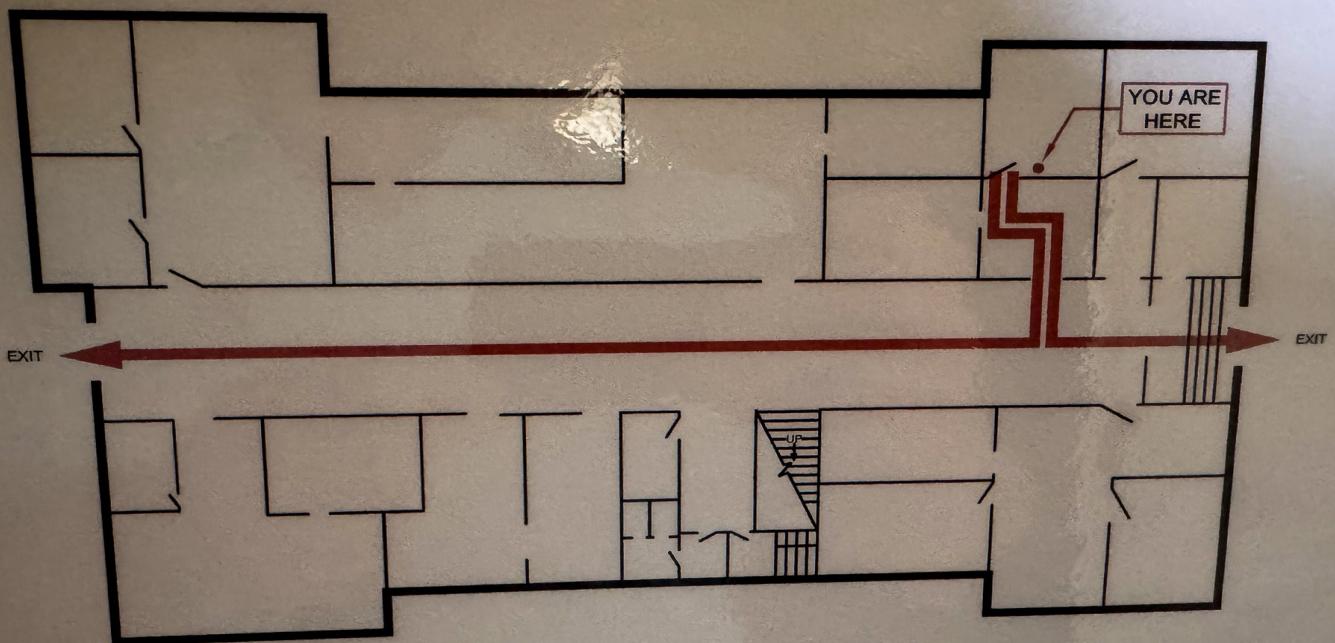




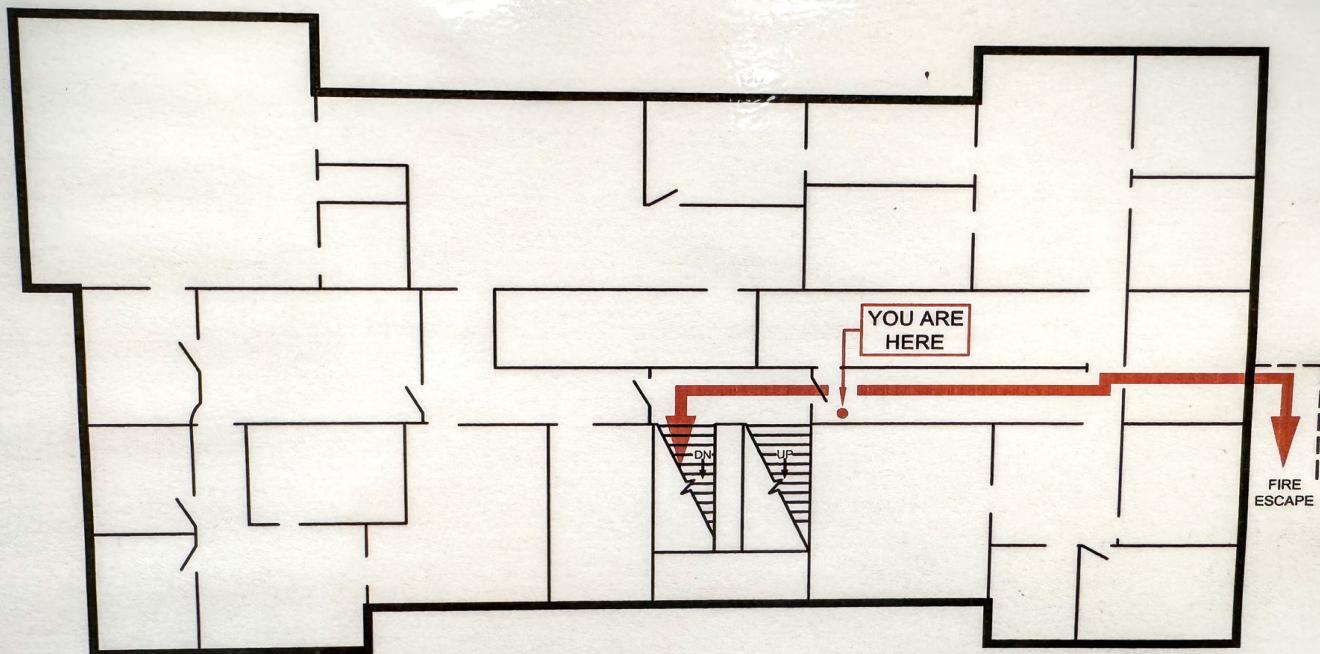




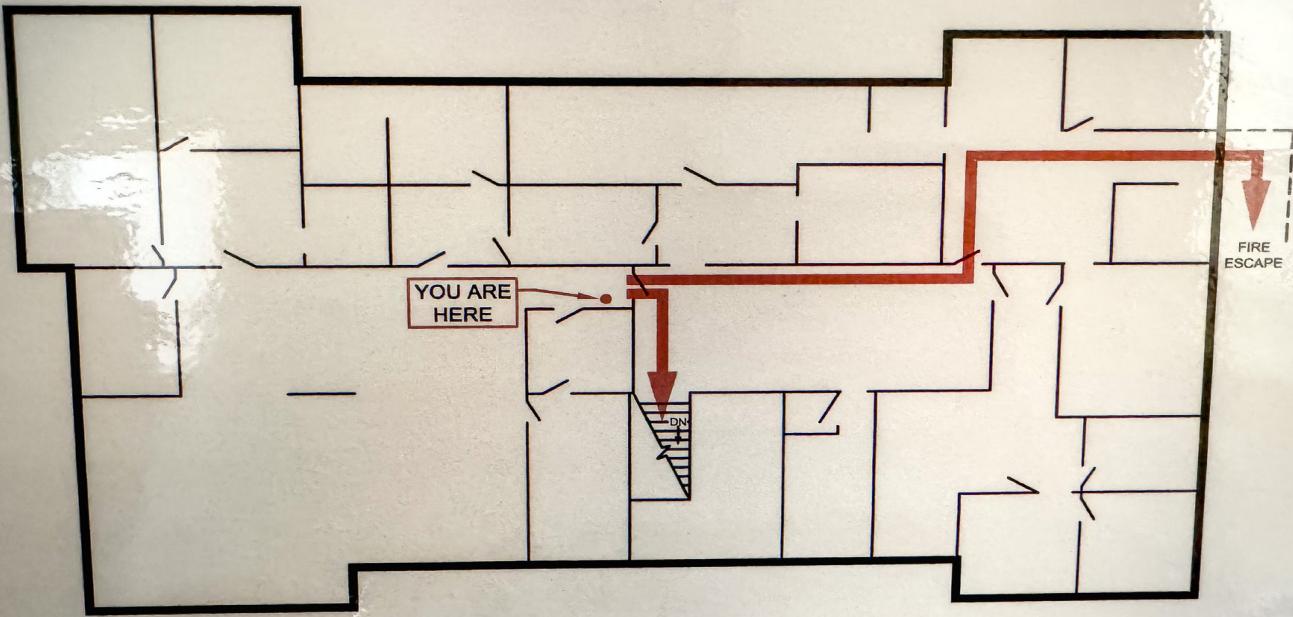




NEW ENGLAND CENTRAL RAILROAD - EMERGENCY EGRESS PLAN



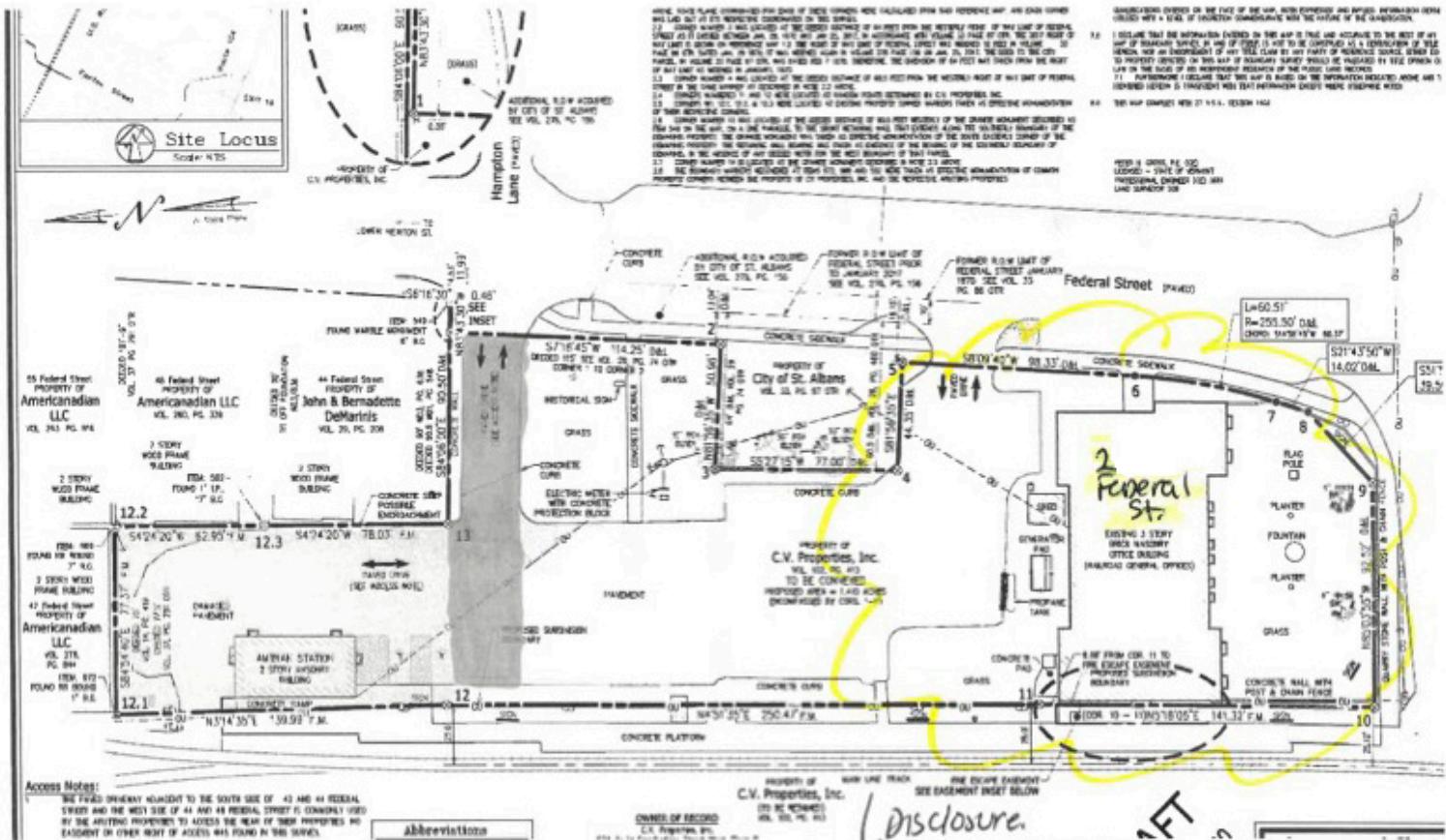
NEW ENGLAND CENTRAL RAILROAD - EMERGENCY EGRESS PLAN



THIRD FLOOR

NEW ENGLAND CENTRAL RAILROAD - EMERGENCY EGRESS PLAN





Access Notes: THE FIFTH ORIENTAL BUILDING CO. TO THE SOUTH SIDE OF 42 AND 44 FEDERAL STREET AND THE WEST SIDE OF 44 AND 46 FEDERAL STREET IS CONSIDERED BY THE ARISTOCRATIC PROPERTY OWNERS TO ACCESS THE REAR OF THEIR PROPERTIES BY EASMENT OR OTHER RIGHT OF ACCESS WAS FOUND IN THIS SURVEY.

Abbreviations

OWNER OF RECORD

SEE EASMENT INSET BELOW

SEE EASEMENT INSERT BELOW
F
disclosure
Broker to verify
Parcels # to go w/ Building

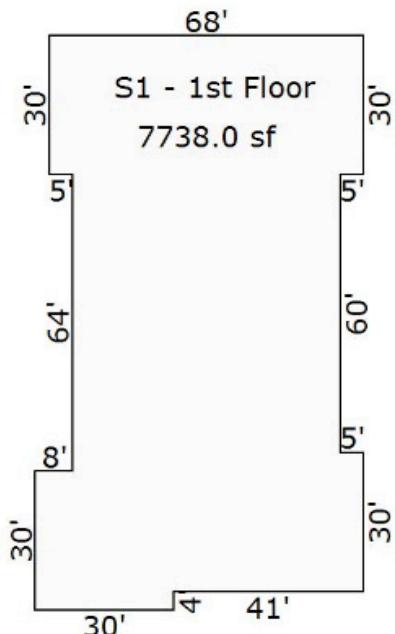
COMMERCIAL PROPERTY RECORD CARD

PARCEL INFORMATION	Parcel ID #:	23033002		Land Size:	20.14	Validity:				
	Owner #1:	CV PROPERTIES		Inspect Date:	/ /	Last Update:	06/01/17			
	Owner #2:	C/O CENTRAL VERMONT RAILWAY		Inspect By:		Vac/Cr Loss:	0.0500			
	Prop. Zip Code:	05478		Reinspect:	0	Total Expense:	0.4000			
	Description:	LAND ONLY		Book:		Total Income:	0.0000			
	Tax Map #:			Page:		Cap Rate:	0.0900			
	Location:	2	FEDERAL ST	Sale Date:	/ /	Tax Load:	0.0140			
	Neighborhood:	1		Sale Price:	\$0					
VALUATION	CAMA Total:	834500	CAMA RCNLD	266900	CAMA Land	0	Misc. Adj.:	567614	Homestead:	0
LAND	LAND ID	CALC.METHOD		LAND TYPE	AREA	GRADE	FRONTAGE	DEPTH		
	1	NoData		NoData	0.00	0.00	0.00	0.00		
	2	Site		Other	20.78	1.00	0.00	0.00		
SECTION	SECTION ID	TOT FLR AREA		STOR PER SEC	SEC/PERIMET	SEC SHAPE	INC MO/GROS	INCOME RMS		
	1	7738		1.00	0.00	ApprxSq	0	0		
SITEIMP	SITEIMP ID	TYPE		QUALITY	QUANTITY					
	1	Water		Average	Typical					
	2	Water		Average	Typical					

COMMERCIAL PROPERTY RECORD CARD

PARCEL 23033002	SECTION 1							
SECTION/ OCCUPANCY	Total Floor Area:	7738	Bldg. Adjustment:	0.00	Effective Age:	80		
	Stories per Section:	1.00	Fireproof:	.F.	Overall Depreciation:	65.00		
	Stories per Building:	1.00	Basement Levels :	0.00	Physical Depreciation:	0.00		
	Section Perimeter:	0.00	Basement Perimeter:	0.00	Functional Depreciation:	0.00		
	Section Shape:	ApprxSq	Basement Shape:	0	Economic Depreciation:	0.00		
	Base Date:	/ /	Year Built:	1825				
NOTES								
	ADDITION I	RPT HEADIN	ADD UNITS	ADD COST	ADD DEPR	ADD LOC MU	ADDBASEDAT	
ADDITION	1	NoData	0.	0.	0.			
	B COMP ID	B COMP TYP	B COMP PER	B COMP UNI	B COMP GRA	B COMP OUO	B COMP OT	B COMP DEP
BSMTCOMP	1	NoData	0.	0.	0.	No Data	0.	0.
	BSMTOCC ID	B OCCUP	B OCC CLAS	B OCC TYPE	B OCC AREA	B OCC DEPT	B OCC GRAD	B OCC DEPR
BSMTOCCU	1	NoData		NoData	0.	0.	0.	0.
	COMP ID	COMP TYPE	COMP PERC	COMP UNITS	COMP GRADE	COMP UOM		
COMPONNT	1	NoData	0.	0.	0.	No Data		
	EXTWALL ID	WALL TYPE	WALL PERC	WALL UNITS	WALL GRADE			
EXT_WALL	1	NoData	0.	0.	0.			
	HEATCOOL I	HC TYPE	HC PERC	HC UNITS	HC GRADE	HC UOM		
HEATCOOL	1	NoData	0.	0.	0.	No Data		
	OCC ID	OCC TYPE	OCC PERC	OCC CLASS	OCC GRADE	OCC WALL H		
OCCUPNCY	1	OffBldg	100.	C	2.	14.		

PARCEL 23033002



D. **Central Business District – B1**

1. It is the purpose of the B1 - Central Business District to provide for a diverse range of business and service uses within the traditional business center of the City. The district is intended to protect and enhance the function of the downtown area as the primary commercial, financial, retail and governmental center of the region. It is designed to accommodate a wide variety of commercial activities, particularly those which benefit from pedestrian activity and access. Design criteria for the district are intended to protect the National Landmark Historic District and the special urban features of Taylor Park.

Overall, it is the purpose of the Business Districts to provide for a wide range of commercial and related activities to safeguard and enhance the City's role as the economic center of northwestern Vermont. It is also the intent of these districts to protect the historic and cultural characteristics which distinguish the City of St. Albans, and to enable a diverse range of uses, which contribute to the vitality and diversity of the Business Districts and to expand the tax base.

2. Permitted Uses, to be reviewed in accordance with Section 601 and all other applicable standards and requirements.
 - a. Banks.
 - b. Controlled Substance Dispensary, Class B (Pharmacy).
 - c. Convenience Store.
 - d. Child Care Home, Large in accordance with Section 405 and all other rules concerning Dwelling Units in this Zoning District.
 - e. Child Care Home, Small in accordance with Section 405 and all other rules concerning Dwelling Units in this Zoning District.
 - f. Dwelling Units, but not Permitted if proposed on the ground floor of a structure and only Permitted if the total of the existing dwelling unit(s) and any proposed dwelling unit(s) on the lot would result in a density of 1 dwelling unit or less per 2,000 sq. ft. in lot size.
 - g. Food Service/Café as Accessory use.
 - h. Laundry, Onsite.
 - i. Office.
 - j. Personal Services.
 - k. Recovery Residence or Residential Care Home for which 24 V.S.A. Sec. 4412(1)(G), as amended, is applicable, but not if any residential use is proposed on the ground floor of the structure.
 - l. Restaurant/Café.
 - m. Retail within fully enclosed building, no outside storage.
 - n. School, Certified/Licensed.
 - o. School, Commercial.
 - p. Stormwater Treatment, Accessory or Municipal (see Sec. 411).
3. Conditional Uses, to be reviewed in accordance with Section 602 and all other applicable standards and requirements.
 - a. Art Center/Gallery.

- b. Assembly and Exhibition Hall.
- c. Assisted Living Facility, except not allowed on the ground floor in the St. Albans Historic District.
- d. Bar, Nightclub.
- e. Bed & Breakfast.
- f. Club, Private.
- g. Community Center.
- h. Community House, except not allowed on the ground floor in the St. Albans Historic District.
- i. Controlled Substance Dispensary, Class A, but Prohibited within the St. Albans Historic District.
- j. Child Care Facility in accordance with Section 405.
- k. Dwelling Units, requiring Conditional Use review when the total of the existing dwelling unit(s) and any proposed dwelling unit(s) on the lot would result in a density greater than 1 dwelling unit per 2,000 sq. ft. in lot size, and/or there are residential uses proposed for the ground floor of the structure. However, subject to the following prohibitions:
 - i. Prohibited for properties located in the St. Albans Historic District that total solely one or two dwelling units, and do not include any other uses.
 - ii. Prohibited on the first floors or ground floors of any properties with frontage along the following streets:
 - 1. North Main Street between Lake Street and Hoyt Street,
 - 2. South Main Street between Lake Street and Stebbins Street,
 - 3. Bank Street between North Main Street and Maiden Lane,
 - 4. Lake Street between North/South Main Street and the intersection with Federal Street and Catherine Street, and
 - 5. Kingman Street;

and any existing residential or lodging uses on first floors or ground floors within this area shall not be expanded by the number of dwelling units or bedrooms.

- l. Funeral Home.
- m. Home Industry in accordance with Section 404.
- n. Home Occupation in accordance with Section 403.
- o. Homeless Shelter.
- p. Hotels.
- q. Library.
- r. Lodging House.
- s. Manufacturing.
- t. Medical Office/Clinic.
- u. Motor Vehicle Body and Repair Shop.
- v. Motor Vehicle Fuel Dispensary, principal or accessory, but Prohibited within the St. Albans Historic District.
- w. Motor Vehicle Parking Facility.
- x. Motor Vehicle Sales.
- y. Motor Vehicle Service Station.
- z. Museum.

- aa. Nursing Home, except not allowed on the ground floor in the St. Albans Historic District.
- bb. Place of Worship.
- cc. Recreation.
- dd. Recovery Residence or Residential Care Home, for which 24 V.S.A. Sec. 4412(1)(G), as amended, is not applicable, except not allowed on the ground floor in the St. Albans Historic District.
- ee. Retail with no building; such as, but not limited to, open-air markets.
- ff. Retail within fully enclosed building but utilizing outside storage.
- gg. Soup Kitchen.
- hh. Storage Facility.
- ii. Transportation Facility.
- jj. Veterinary Hospital.

4. Use of Front Yard or Plaza Space: The use of the front yard or plaza space between the building and the City right-of-way for any properties with frontage along the following streets is limited solely to commercial or retail purposes directly related to the Principal Use, and residential purposes are prohibited:
 - a. North Main Street between Lake Street and Hoyt Street,
 - b. South Main Street between Lake Street and Stebbins Street,
 - c. Bank Street between North Main Street and Maiden Lane,
 - d. Lake Street between North/South Main Street and the intersection with Federal Street and Catherine Street, and
 - e. Kingman Street.
5. Allowed Number of Principal Uses: More than one Principal Use is allowed on a property in this Zoning District.
6. Allowed Number of Principal Buildings: More than one Principal Building is allowed on a property in this Zoning District.
7. Minimum Lot Area Required Per Use: There is no Minimum Lot Area required for any Use.
8. Minimum Lot Width: 20 feet.
9. Minimum Front Setback: No required minimum, however no project shall have a front setback that exceeds 10 feet.
10. Minimum Side Setbacks: No required minimum, however no project shall have a side setback that exceeds 10 feet.
11. Minimum Rear Setback: No required minimum.
12. Note on Setbacks: Sections 516 and 523 may also apply and supersede the setback standards in this section.

13. Maximum Building Height: 60 feet. See also Section 513.
14. Maximum Lot Coverage: 100%, although may be restricted via the provisions of Sections 515, 516 and 603.

Section 304 Summary Table of Uses by Zoning District

The table below provides a summary of the information in Section 303 concerning the allowed uses in each Zoning District. The uses are in the rows, and the districts are in the columns, abbreviated as:

1. Residential 8700 District – R87
2. Residential 7500 District – R75
3. Business-Neighborhood Transition District – BNT
4. Central Business District – B1
5. Transitional Business District – B2
6. Medical Institution District – MI
7. Service-Industrial District – S-IND
8. Residential-Professional District - RP

The below table shall be interpreted as explained in the following text:

1. District cell is empty: the use is not allowed in that district.
2. District cell contains a letter P: the use is a Permitted Use in accordance with Section 601.
3. District cell contains a letter C: the use is a Conditional Use in accordance with Section 602.
4. District cell contains a section number: Please reference that section.

In the case of any discrepancy or contradiction between Sections 303 and 304, the information in Section 303 shall apply.

USES	R 8 7	R 7 5	B N T	B 1	B 2	M I	S- I N D	R P
Accessory Use in Medical Institution or Service Industrial District						C	C	
Adult Entertainment Establishment (Section 408)							C	
Art Center/Gallery				C	P			P
Assembly and exhibition halls				C	C			
Assisted Living Facilities			C	See Sec. 303D	C	C		C
Banks and other financial institutions				P	P			
Bar, nightclub				C	C			
Bed & Breakfast	C	C	C	C	C			C
Building contractor's facility					C		P	
Building Contractor's facility with inside storage of equipment					C			
Car wash/ automatic car wash					C		C	

USES	R 8 7	R 7 5	B N T	B 1	B 2	M I	S- I N D	R P
Cemetery		C			C			
Clubs, Private				C	P			P
Community Center	C	C	C	C	C			C
Community House		C		See Sec. 303D	C			C
Controlled Substance Dispensary, Class A				See Sec. 303D	See Sec. 303E	C		
Controlled Substance Dispensary, Class B (Pharmacy)				P	C	C		
Convenience Store				P	C		P	
Craft Production and Retail Shop								C
Child Care Facility in accordance with Section 405	C			C	C		C	C
Child Care Home, Large in accordance with Section 405	P	P	P	See Sec. 303D	P		See Sec. 303G	P
Child Care Home, Small in accordance with Section 405	P	P	P	303D	P		303G	P
Dry cleaner, Laundromat				P	C		See Sec. 303G	
Dwelling, Multi-Household	See Sec. 303A	See Sec. 303B	See Sec. 303C	See Sec. 303D	See Sec. 303E			See Sec. 303H
Dwelling, Single-household	P	P	P	303D	P			P
Dwelling, Two-household	P	P	P		P			P
Dwelling Unit(s) included with one or more other properly permitted uses that are not Dwelling Units.	See Sec. 303A	See Sec. 303B	See Sec. 303C	See Sec. 303D	See Sec. 303E			See Sec. 303H
Food Service/Café as Accessory use.				P	P	P	P	P
Funeral home				C	C			C
Home Industry in accordance with Section 404	C	C	C	C	P		P	P
Home occupation in accordance with Section 403	P	P	P	C	P		P	P
Homeless shelter				C				
Hospital						C		
Hotels, dormitories				C	C			
Industrial/commercial dry cleaner/ laundry							P	
Kennel							C	

USES	R 8 7	R 7 5	B N T	B 1	B 2	M I	S- I N D	R P
Laundry, Onsite				P	C		See Sec. 303G	
Library.				C	P			P
Lodging House	C	C	C	C	C			C
Manufacturing				C	C			P
Medical Office/Clinic	C	C	C	C	C	C		C
Mobile home park in accordance with Section 406	C							
Motor Vehicle Body and Repair Shop				C	C			P
Motor Vehicle Fuel Dispensary, principal or accessory				See Sec. 303D	C			P
Motor Vehicle Service Station				C	C			P
Motor Vehicle Sales				C	C			P
Motor vehicles parking lot not associated with principal use				C	C			C
Museum				C	P			P
Nursing Home				See Sec. 303D	C	C		C
Office.			C	P	C		P	C
Other educational or cultural uses				C				
Personal services				P	P			P
Place of Worship	C	C	C	C	C		C	C
Recreation				C	C	C	C	
Recovery Residence or Residential Care Home for which 24 V.S.A. § 4412(1)(G), as amended, is applicable.	P	P	P	See Sec. 303D	P	C		P
Recovery Residence or Residential Care Home for which 24 V.S.A. § 4412(1)(G) is NOT applicable.				See Sec. 303D	C	C		C
Restaurant/café				P	C			
Retail within fully enclosed building, no outside storage				P	C			P
Retail within fully enclosed building, but utilizing outside storage				C	C			C
Retail with no building, such as open-air markets				C				C
School, Commercial	C	C	P	P			C	P

USES	R 8 7	R 7 5	B N T	B 1	B 2	M I	S- I N D	R P
School, Certified/Licensed	C	C	C	P	P		C	P
Scrap material, salvage yard, junk yard, etc.							C	
Smoke Shop							C	
Soup Kitchen				C			C	
Storage and parking				C	C		C	
Storage, Warehouse and Distribution Facilities							P	
Stormwater Treatment, Accessory or Municipal	P	P	P	P	P	P	P	P
Transitional Lot Development				See Section 413				
Transportation facility, including bus and train stations				C	C		C	
Utility facilities							C	
Veterinary hospital				C	C		C	

Section 304b [Deleted].

Section 305 Overlay Districts

A. Flood Hazard Overlay District

1. The purpose of this district is to minimize future public and private losses caused by development in flood hazard areas. Designation of this district is also required for the City's continued eligibility in the National Flood Insurance Program. Included in this district are all areas of special flood hazard as shown on the latest National Flood Insurance Program maps. The Flood Hazard Overlay District overlaps other Zoning Districts established in these Regulations; where the provisions of the underlying Zoning District differ from those of the Flood Hazard Overlay District, the more restrictive shall govern.
2. Permitted Uses, to be reviewed in accordance with Section 601 and all other applicable standards and requirements.
 - a. Open space uses including open air markets
 - b. Recreation uses outside enclosed buildings or structures.
3. Conditional Uses, to be reviewed in accordance with Section 602 and all other applicable standards and requirements.
 - a. Substantial improvements to existing structures
 - b. Land alterations
 - c. Outdoor recreation, amusement, entertainment
 - d. Retail with no building, no outside storage, such as open-air markets
 - e. Structures accessory to Dwelling Units



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

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] *Declined to sign*

9/24/2015