

FOR SALE

GREAT INVESTMENT OPPORTUNITY IN DOWNTOWN NORTHFIELD

13 Wall Street, Northfield, VT



The Freight Yard is a 5.59 +/- acre development opportunity within the Designated Village Center of Northfield, Vt. Located one block from Depot Square, it is an easy walk to restaurants, the library, banking, local businesses, and Norwich University. Zoned as industrial, with housing and mixed use allowed. Potential for this property should not be understated or overlooked.

SIZE:

Two (2) 6,300 +/- SF buildings on 5.59 +/- acres

USE:

Housing, industrial, office, manufacturing and distribution, R&D.

PRICE:

\$800,000

AVAILABLE:

Immediately

PARKING:

Ample On site

LOCATION:

13 Wall Street, Northfield

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:

YVES BRADLEY | LINDA I. LETOURNEAU

802-363-5696 | 802-343-2107

yb@vtcommercial.com | linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

GREAT INVESTMENT OPPORTUNITY

Additional Property Information

Municipal water, sewer, and electric serves the property. 3-Phase power is on the property. Included in the sale is a 6,300 SF, 2 story 1890's wood beam building with a long history in Northfield's business community. The plumbing, electrical, and interior partitions have been removed, to make way for customization and design build. Water and sewer remain accessible within the building. The exterior has new siding and new windows. A second structure is included in the sale. The 6,300 SF wood building has a full, drive in basement. Plumbing, electrical, and partitions have been removed. The building is structurally sound but needs a facelift. Vacant Land: 4 acres of vacant land is available for further development. The property is sub-divided allowing for new owner to sell or develop parcels as desired. Leased Land: A 1.16-acre lot is leased to TDS Telecom and may be included with the Freight Yard sale bringing total acreage to 6.75 +/- acres for an additional \$110,000. The 4.75 years remaining on the lease has a substantial income balance. Income from property taxes is assessed annually











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

