

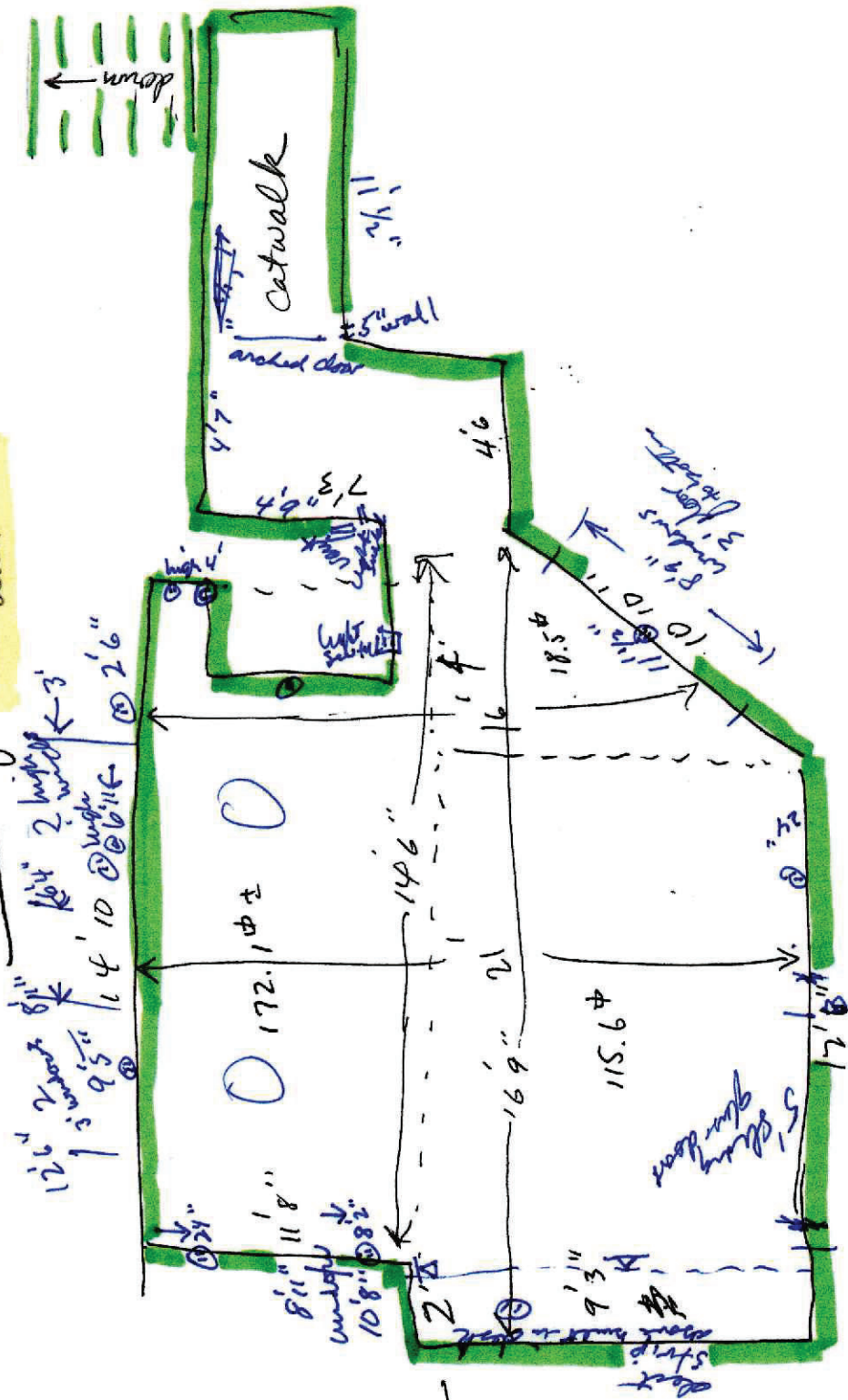
164 Woodstock Ave
Rutland

Rough Sketch

w/ hand-measurements of

340 St
Upstairs of "Back Unit"

N
down



115.6
172.1
18.5
32.6
338.8

Round to 340
Net Area

East Parking lot

Deck

Handicapped ramp →

340 sf Loft Office

South

+ 858 sf Main Floor of "Back unit"

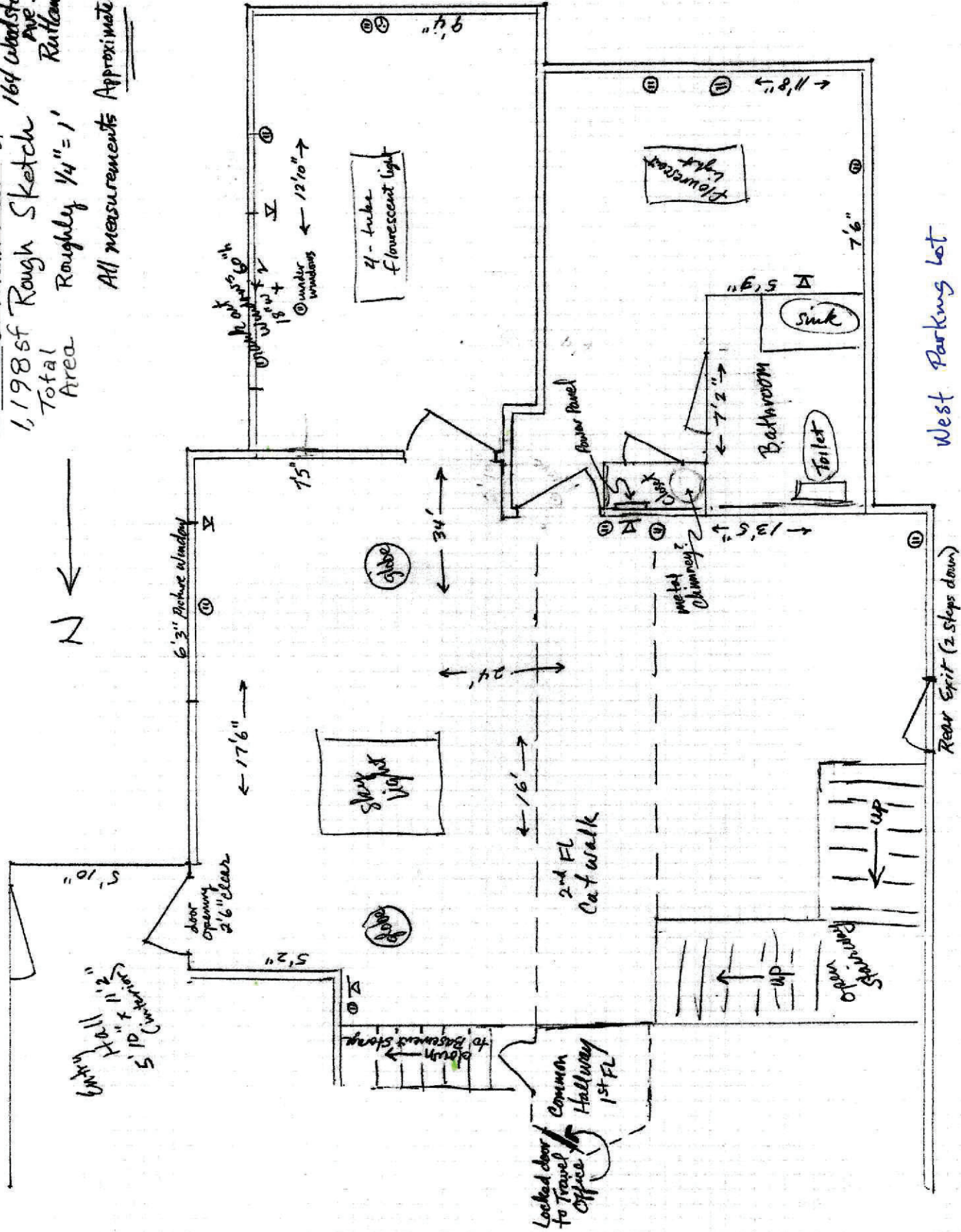
1,198 sf Rough Sketch

Total Area

Roughly $\frac{1}{4}" = 1'$

Rutland, VT

All measurements Approximate!



West Parking lot

164 Woodstock Ave

UTILITIES

Heating Forced Air, Oil
Gas - Natural Available
Cooling Central AC

Water Source Public
Sewer Public
Electric 100 Amp
Utilities Cable - Available

LOT/LOCATION

Submarket
Project Building Name
Lot Features Other
Zoning Gateway Bus. WA

Waterfront Property
Water View
Water Body Access

Water Body Name

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES

Transport/Access State Highway, Paved

Features - Commercial Smoke/Heat Detectors

Air Conditioning Percent
Sprinkler
Signage

Railroad Available
Railroad Provider

DISCLOSURES

Seasonal

PREPARED BY

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Commercial Lease
4953694
Leased

164 Woodstock Avenue
Rutland City
Unit/Lot #

VT 05701

Listed: 5/19/2023 \$835.00 /\$
Leased: 10/10/202 \$1,475.00 /mo.
DOM: 146



County VT-Rutland
VillDstLoc
Year Built 1976
Construction Status
SqFt-Total Building 3,612
SqFt-Total Source
SqFt-Total Available 1,198
SqFt-Apx Building Source
Lease Amount Frequency Monthly
Lease/Sublease Lease
Lease Type NNN
Lease Term
Zoning Gateway Bus. WA
Road Frontage Length 233
Lot Size Acres 0.31
Lot - Sqft 13,504
Traffic Count
Date - Initial Showings Begin



Property Panorama VTour

Sub Property Type Office, Retail
Sub Property Type Use Office Building, Retail Strip

Directions From Main Street (US 7) take Woodstock Avenue (US 4 East) 0.8 mile. Bldg is on the SW corner with St John Street.

Remarks - Public Prime 1st Floor Office, ADA-compliant, For Lease: North side: 1,374 sf consisting of a 4-room office on Main Floor, for \$835.00/mo., (7.29/sq. ft.), NNN; Nets (including heat) estimated at \$6.00/sf/yr. Tenant pays separately metered electricity direct to GMP. On-site parking: 15 cars. Property is in a retail strip area roughly across from Pizza Hut.

STRUCTURE

Construction Materials Wood Frame, Vinyl Siding
Foundation Poured Concrete
Roof Shingle - Asphalt

Building Number
Total Units
of Stories
Divisible SqFt Min
Divisible SqFt Max

Basement Yes
Basement Access Type Walk-up

Ceiling Height
Total Elevators

Total Drive-in Doors
Door Height

Total Loading Docks
Dock Height

Dock Levelers