

For Sale
8,062+/- SF on .66+/- Acre

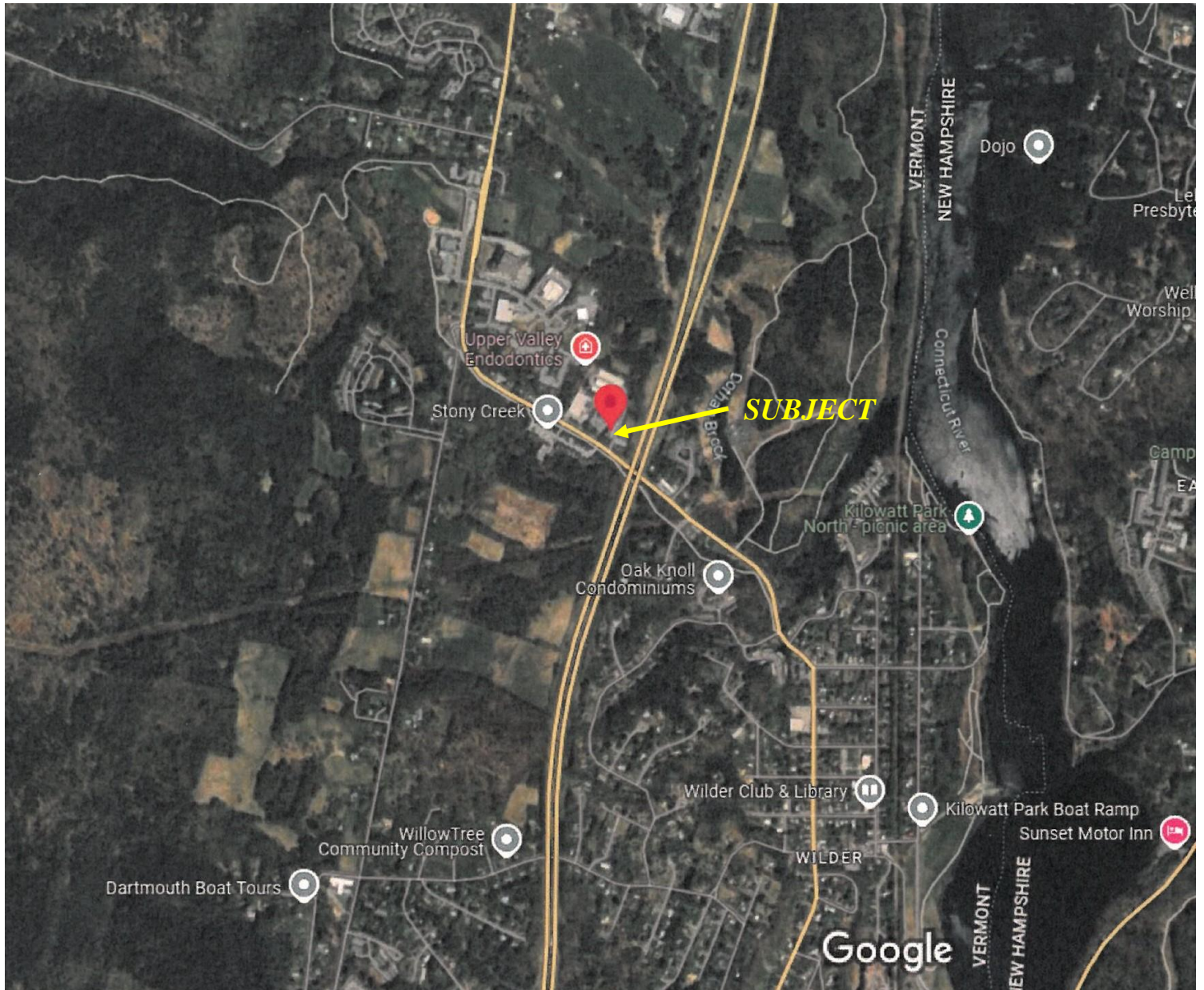
2617 Hartford Avenue
White River Jct., VT



Lang McLaughry Commercial Real Estate
93 South Main Street
West Lebanon, NH 03784
(603) 298-8904
www.langmclaughrycommercialrealestate.com



General Location Map



2617 Hartford Ave., White River Jct., VT

Executive Summary

- Great opportunity on a level lot along Route 5 in Hartford (Wilder), VT.
- Property has many possible uses from office, storage and garage uses to residential on the second floor.
- There are a total of five (5) overhead doors for easy access to both heated and unheated garage space.

Offered at \$745,000.

***For additional information, please contact
Lang McLaughry Commercial Real Estate:***



Cam Brown
Managing Broker
Office: (603) 298-8904
Cell: (603) 252-8902
cam.brown@lmsre.com

2617 Hartford Ave., White River Jct., VT



Property Information

Commercial Space



**2617 Hartford Avenue
White River Jct., VT**

Commercial Space

- Great location along Route 5 in Wilder, VT.
- Several leasing opportunities available.
- Can be both residential and commercial.
- Lots of good parking on a level lot.

Offered at \$745,000.

Area:	.66+/- Acres
Frontage:	N/A
Zoning:	Commercial
Building Dimension:	129' x 34' +/-
Total Area:	8,062+/- SF
Foundation:	Concrete
Store Front:	Yes
No. of Floors:	Two (2)
Floor Type:	Concrete
Roof Type:	Asphalt
Floor Area:	8,062+/- SF
Construction:	Wood
Ceiling Height:	8' +/-
Floor Load:	N/A
Scaled Floor Plan:	No
Outside Storage:	Yes
Office:	Yes
Manufacturing:	Potential
Warehouse:	Yes

Power:	200 Amp
Heat:	Hot Air/Gas
Gas:	Yes
Water:	On-Site
Sewer:	On-Site
Lighting:	Florescent/Other
Air Conditioning:	No
Sprinklers:	No
Restrooms:	Two (2)
Off St. Parking:	Yes
Loading Docks:	None
Telecomm.:	Comcast
Internet Provider:	Comcast
Land Assessment:	\$95,100
Building:	\$169,400
Total:	\$264,500
Taxes:	\$8,626,.14 (annual)
Tax Map Location:	9/23/4
Lot:	4
Owner:	Greg Brown



Cam Brown – Managing Broker
Lang McLaughry Commercial
93 South Main Street
West Lebanon, NH 03784
(603) 298-8904
E-mail: cam.brown@lmsre.com

2617 Hartford Ave., White River Jct., VT



Photos



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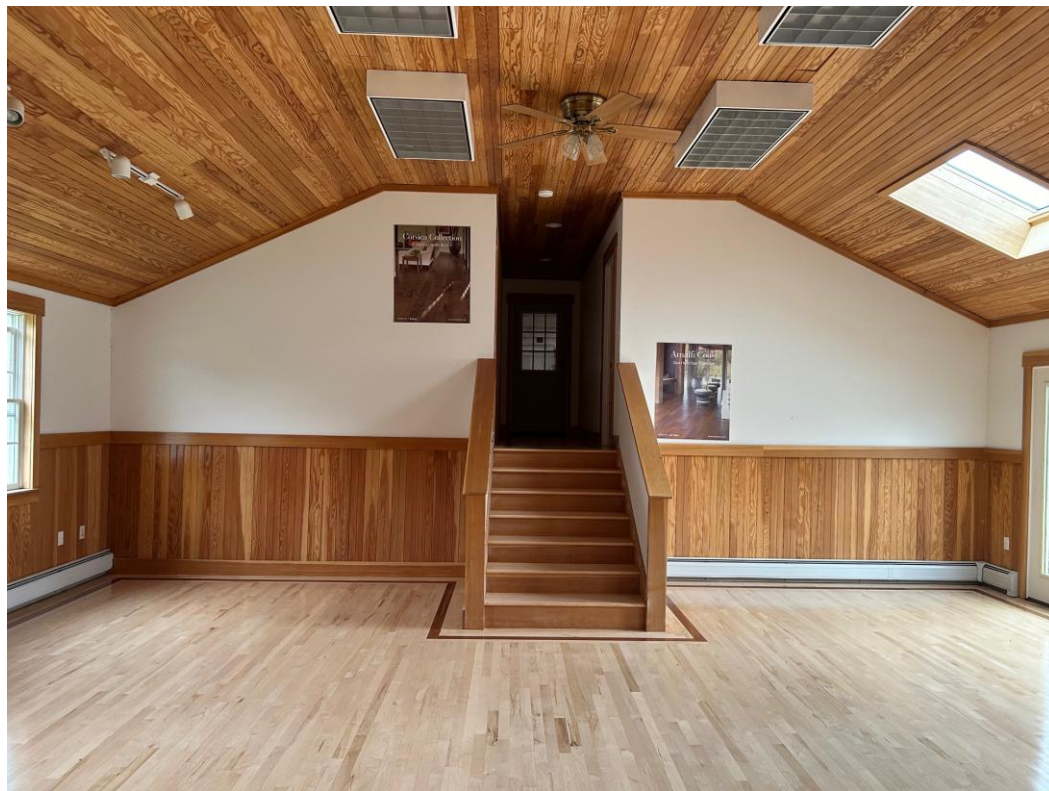
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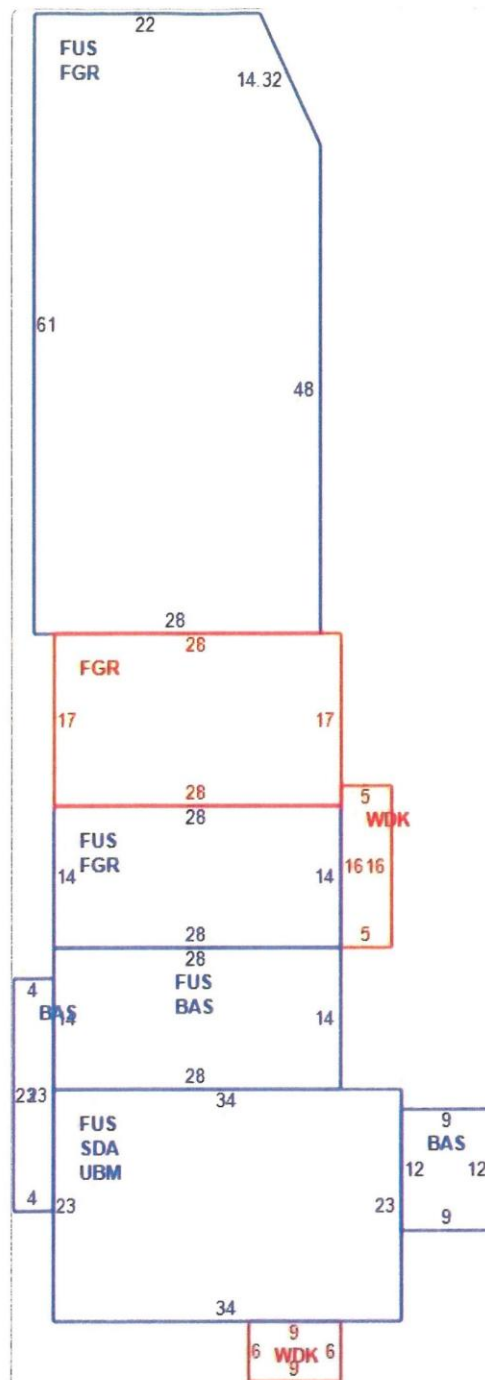
2617 Hartford Ave., White River Jct., VT

Photos



2617 Hartford Ave., White River Jct., VT

Floor Plan



Property Tax Card

Town of Hartford, VT

Owner

BROWN GREGORY
BROWN JENNIFER M
P O BOX 1166
WHITE RIVER JCT, VT 05001-1166

Summary

SPAN 28509015168
Parcel ID 9-23-4
Property Address 2617 HARTFORD AVENUE
Use Class/Description 390C COMMERCIAL USE
Map/Block/Lot/Unit 9/23/4/
Zoning IC
NBHD Code 128A
Acres 0.66
Utilities Public Water,Public Sewer
Is Homesteaded True



[View Map](#)

Valuation

Assessed Year	2024	2023
Appraised Building Value	\$169,400.00	\$169,400.00
Appraised XF/OB Value	\$2,000.00	\$2,000.00
Appraised Land Value	\$93,100.00	\$93,100.00
Appraised Total Value	\$264,500.00	\$264,500.00
Assessed Building Value	\$169,400.00	\$169,400.00
Assessed XF/OB Value	\$2,000.00	\$2,000.00
Assessed Land Value	\$93,100.00	\$93,100.00
Assessed Total Value	\$264,500.00	\$264,500.00

Land

Building Number 1
Land Use 390C - COMMERCIAL USE

Land Units 0.66 AC
Value 176,900

Buildings

Building # 1
Style Office/Warehs
Occupancy 1
Actual Year Built 1860
Effective Year Built 1990
Living Area 4,609
Stories 2
Grade C+
Condition G
Exterior Wall Vinyl Siding
Interior Wall Drywall
Code Description
BAS First Floor
FGR Garage
FUS Upper Story, Finished
SDA Store Display Area
UBM Basement, Unfinished
WDK Deck, Wood
Totals

Fireplaces
Roof Cover Asphalt
Roof Structure Gable
Floor Type Carpet
Heat Type Hot Water
Fuel Type Oil
AC None
Bdrms/Full Bth/Hlf Bth/Ttl Rm
Basement Finished Area
Basement Sq. Ft. 782
Depreciated Value 323,700
Living Area
592
0
3,235
782
0
0
Totals 4,609
Gross Area
592
2,537
3,235
782
782
134
8,062

Sketches

Property Tax Card

Out Buildings\Extra Features

Description	Paving	Year Built	2006
Sub Description	Asphalt	Value	\$2,000
Area	2000 S.F.		

Sales

Sales Date	Instrument Type	Grantor	Grantee	Book/Page
4/3/2003	Arms Length Transaction	SAHLMAN WILLIAM K & PEGGY-JO	BROWN GREGORY BROWN JENNIFER M	0349-0403
9/6/1989			SAHLMAN WILLIAM K & PEGGY-JO	0156-0523

Recent Sales in Area

Sale date range:

From:

08/14/2021

To:

08/14/2024

Sales by Neighborhood

1500

Feet

Sales by Distance

Photos



Property Tax Card



The Town of Hartford Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
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Last Data Upload: 8/14/2024, 10:50:19 AM

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Developed by
 Schneider
GEOSPATIAL



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