

For Sale: Pinewood Manor Plaza

57 River Road, Essex Junction VT 05452



OFFICE BUILDING FOR SALE:

SALE PRICE: \$3,250,000

BUILDING SIZE: 50,560 +/- SF

ACRES: 9.96 +/-

HIGHLIGHTS:

- Excellent Investment Opportunity!
- Over 50,000 SF of commercial building sitting on 9.6 acres
- Current NOI \$316,113 (9.7% CAP)
- Located right on VT Route 117, this property provides easy access to VT-289 and is only 5 minutes from Downtown Essex
- Great visibility from a main commercial corridor
- Building has been well maintained and offers professional and clean common areas
- Ground level access available for both floors as property is constructed on hillside
- Property's outbuildings feature 17 garage bays
- Several recent property improvements
- Building offers sweeping mountain views!
- Contact agents for full Rent Roll and P&L



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COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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Year Built:	1978
Current Use	Multi-tenant incubator space
Configuration	-Two two-story buildings connected by an upper-level walkway -Two outbuildings suitable for maintenance and storage. *Electric available, no heat/water
Total Units:	-27 leasable units, all tenants on gross leases
Zoning:	Commercial
Acres:	9.96
Parking:	Ample
Recent Capital Improvements:	-Front porch repairs (2023) -Partial roof replacement (2022) -New heat pumps (2021-2023)



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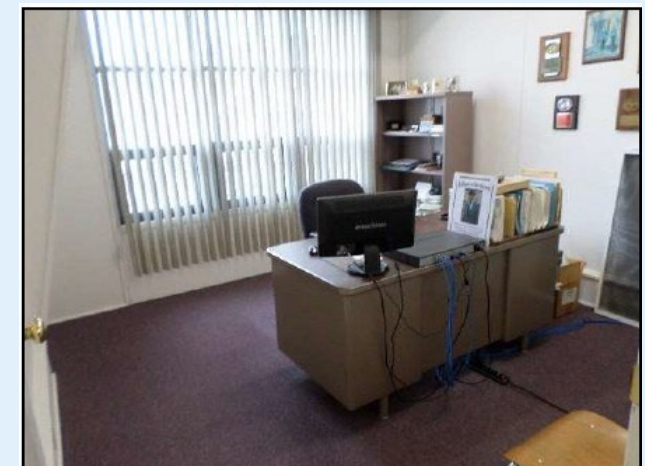
EXTERIOR PHOTOS:



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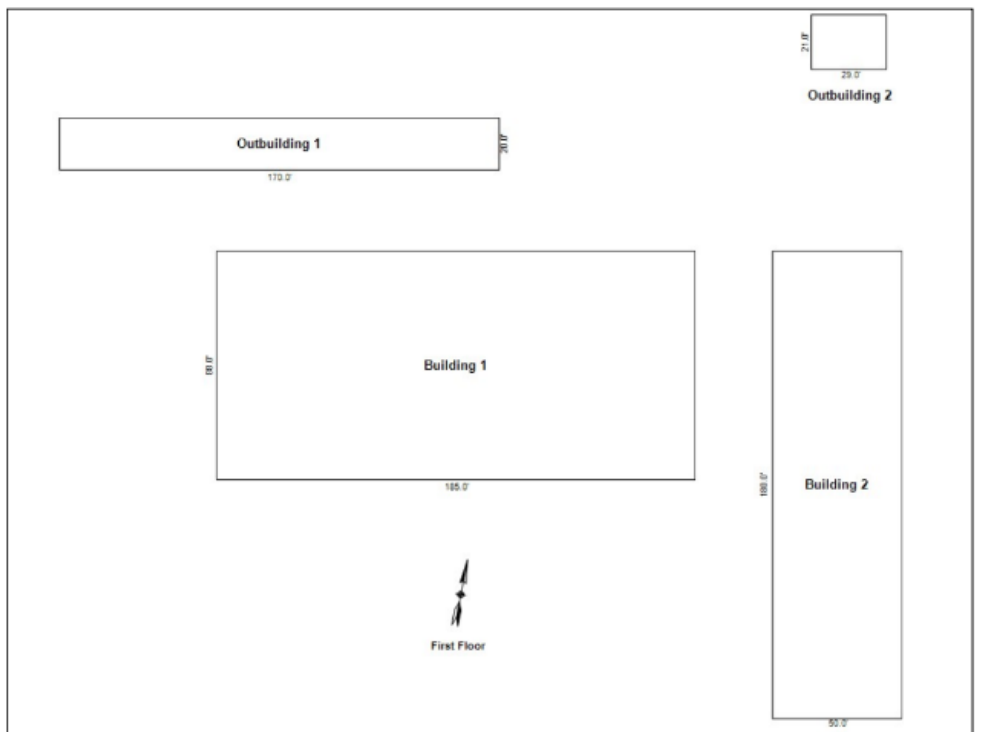
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INTERIOR PHOTOS:

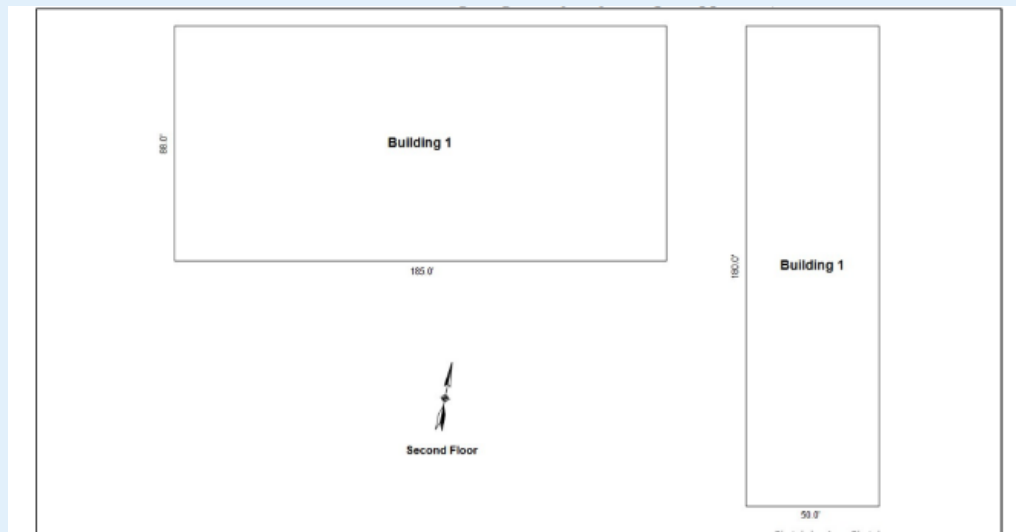


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**FIRST FLOOR
BUILDING LAYOUT**



SECOND FLOOR

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POMERLEAU
REAL ESTATE

Contact us for
more information!

Pomerleau Real Estate
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Burlington, VT 05401

In partnership with:



Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.



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