



16 West Main Street  
Wilmington, VT



Four  
Seasons

**Sotheby's**  
INTERNATIONAL REALTY





# 16 West Main Street Wilmington, VT

## \$650,000

### Exceptional Downtown Wilmington Business, Inventory & Real Estate Opportunity

A rare chance to own a thriving business along with two distinctive structures in the heart of downtown Wilmington, Vermont. This unique offering spans .65-acre lot featuring a well-established retail building, a versatile 60x30 barn, ample parking, and existing inventory all part of the enduring legacy of The Incurable Romantic, one of the town's most beloved businesses with over 40 years of proven success. The retail building boasts five spacious rooms on the main level dedicated to retail space, along with three upper rooms and two bathrooms. With zoning approval, the upper level could be transformed into a comfortable living space or used for as the current office or storage needs. The expansive barn, currently utilized for back stock and display items, includes a garage, and the upper open "hayloft", offering limitless potential for creative redevelopment, event space, or expanded use. Adding to its appeal are additional parking spaces, currently leased by the nearby Crafts Inn, providing convenient access and income potential. This is an extraordinary opportunity to continue the rich history of a landmark business or to bring your own vision to life in a vibrant downtown setting that attracts both locals and tourists year-round in Wilmington, Vermont.



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