



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880
www.donahueassociatesvt.com



Mini Mall in Saint Alban's For Sale



CONTACT US

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FOR SALE

329-337 Swanton Road, Saint Albans, VT

ABOUT THE PROPERTY

Mixed use retail, office and residential commercial investment property located in the heart of supermarket anchored shopping plaza. The Mini Mall benefits from high traffic to the neighboring properties service and retail businesses. This well maintained stand alone building has been in the ownership family for over 20+ years and is a rare opportunity to own a solid easy to manage and maintain investment property.

Opportunity to take advantage of the 15,000 + traffic counts and highly visible location. Easy access via lighted intersection to Route 7 and Interstate 89.

Upside for additional cash flow via rental expansion on the second floor which currently houses a two bedroom apartment with other spaces formally leased that could be brought to market.

Sale Price: \$625,900

AREA TENANTS

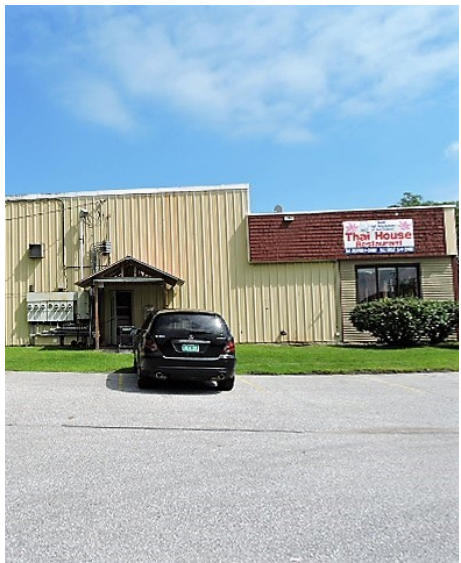


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EXTERIOR PHOTOS



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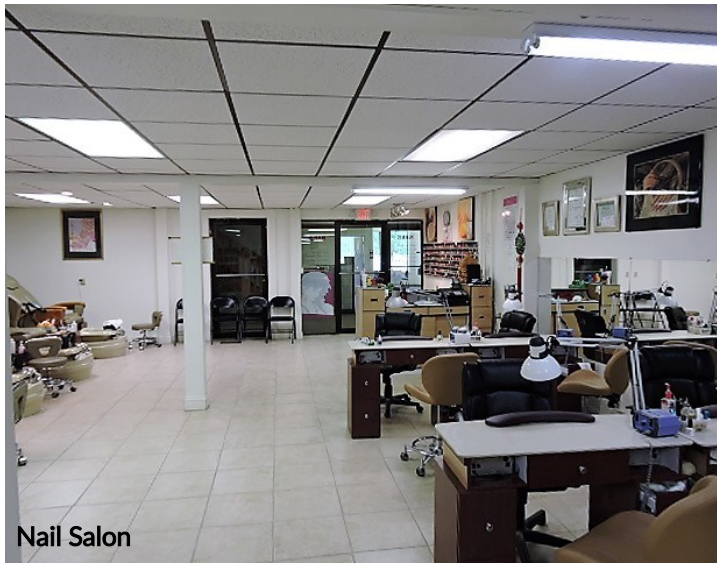
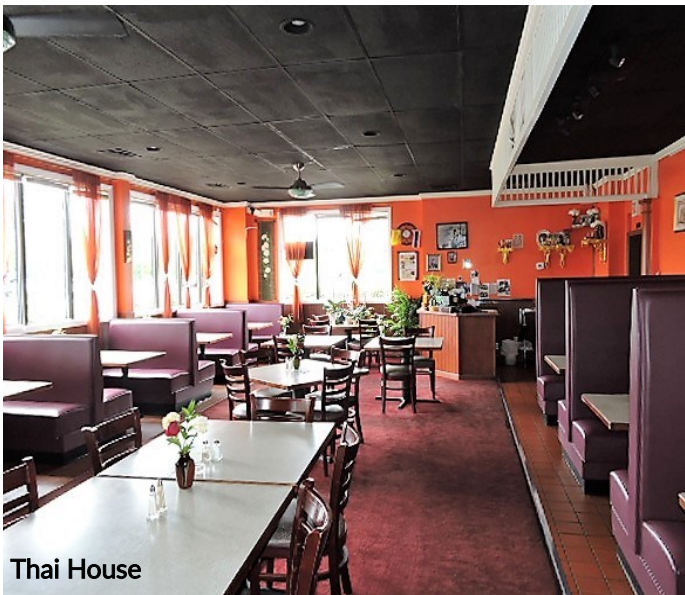


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INTERIOR PHOTOS



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Storage



Storage

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PROPERTY DESCRIPTION

BUILDING SIZE	11,339 SF
SITE SIZE	.22 acres
CONSTRUCTED	1975
STORIES	Two stories, basement has concrete floor, crawl space, and no tenant access.
PARCEL/SPAN TAX MAP	RT00717/111-45-3521 11-011-047
ZONING	Commercial District
DEED	Vol 53, Page 7-10
SERVICES	Cable DSL
SEWER/WASTE WATER	Municipal

CONSTRUCTION	Aluminum, masonry, steel frame
EXTERIOR WALLS	Clapboard/metal
FOUNDATION	Concrete slab
ROOF	Flat membrane.
HEATING/COOLING	Multiple RTUs Forced Air heating/cooling Natural Gas—VT Gas
LIGHTING	Fluorescent lighting
ELECTRIC	200 Amp, 220 plug, circuit breakers Green Mt Power

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LOCATION & DEMOGRAPHICS

Location Overview:

The Highgate Commons Mini Mall is located in a high density commercial development. It sits directly on Route 7 with easy access to I-89. Surrounding the shopping complex are high density residential neighborhoods and developments.

Property Highlights:

- High traffic location
- Desirable stand alone out parcel
- Excellent signage
- Ample on-site surface parking
- Well kept with recent upgrades

Current Tenants:

- KW Vermont
- Professional Nail Salon
- Thai House
- Apartment on second floor.

Zoning:

Commercial District

Demographics 2019	1 Mile	3 Mile	5 Mile
Population	1,397	12,782	17,066
Number of HH	539	5,235	6,849
Average Income HH	\$73,369	74,811	\$77,962
Total Consumer Spending	\$14,470	\$174,841	\$16,395

Trade Area Demographics	
Traffic Counts	15,973
Population Growth	Up 3%
Median Age	40

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FINANCIALS

Tenants	Size	Price/SF	NNN
Thai House	2,300 SF	\$10.96/SF	Yes
Professional Nail Salon	1,407 SF	\$10.23/SF	Yes
North Front (Pending)	964 SF	\$13.00/SF	Yes
North Center (Pending)	837 SF	\$12.00/SF	Yes
North Rear—Vacant	730 SF	\$8.00/SF	Yes
Common Areas	923 SF		N/A
2nd Floor Vacant Storage	1,368 SF	\$4.00/SF	N/A
2nd Floor 2 Bedroom Apartment	1,037 SF	\$5.79/SF	N/A
2nd Floor Vacant Suite	1,833 SF	\$5.00/SF	N/A
Total	11,399 SF		

Expenses	2019
RE Taxes	\$10,827
Insurance	\$7,000
Property Management	\$5,319
Water & Sewer	\$1,474
Natural Gas	\$112
Property Management (5%)	\$4,434
Electricity	\$1,209
HVAC	\$4,309
Repairs	\$4,450
Cleaning/Janitorial	\$4,249
Total	\$46,648

Gros Rental Income	\$96,427
Total Operating Expenses	\$46,648
Net Operating Income	\$49,778

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MAP



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DISCLAIMER

Bushey Commercial Properties, LLC, (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 329-337 Swanton Road in Saint Albans, Vermont (the "Property"). The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Broker or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither Owner nor Broker, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Broker make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserves the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.

Seller is under no obligation to sell the Property and may remove the Property from the market at any time.

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**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

Signature of Consumer Date

Declined to sign

Printed Name of Consumer

Signature of Consumer Date

Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date

9/24/2015

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