



**DONAHUE**  
**ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE

4 Park Street,  
Essex Junction, Vermont

**Historic Investment Property in  
The Heart of Essex Junction!**

**Price: \$1,900,000**



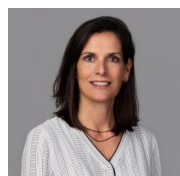
CONTACT US



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## 4 Park Street, Essex Junction, Vermont

### ABOUT THE PROPERTY

The Lincoln Inn has been a historic landmark in Essex Junction since its establishment in 1870. When the Vermont and Canada railroad lines became connected in Essex Junction the area became a hub for travelers. Today the Lincoln is both a gathering place with two popular restaurants, 10 business suites with currently a 16% vacancy rate, and 5 Carriage House apartments. A rare opportunity to own a highly visible multi-tenant property in a centrally located, high traffic area.

The buildings sit on .27 acres of land, with 14,461 SF of commercial and residential space with the three level main building of 12,557 SF, and the attached carriage barn of 1,904 SF. An income producer, with two strong established retail level tenants, several small scale office tenants, and residential apartments surrounded by several newer mixed use redevelopments. The Junction is redefining itself as live, work, play place to be!!





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### PROPERTY DESCRIPTION - MAIN BUILDING

BUILDING SIZE	Main Building—12,557 SF Carriage Barn—1,904 SF
CONSTRUCTED	Original building constructed 1870, with additions in the 60's, 70's and 80's. Renovated in 2007.
SITE SIZE	.27 Acre
PARKING	PUD parking with shared paved and lined spaces with capacity for approximately 130 vehicles
CONSTRUCTION	Wood frame
ZONING	VC—Village Center
FOUNDATION	Stone and mortar. Fully excavated basement.
INSULATION	Walls and ceilings were re-insulated in 2007.

FLOORS	3 floors in main building, 2 in carriage barn
EXTERIOR WALLS	Painted wood clapboard.
ROOF	Slate and asphalt shingle
FLOORING	Mix of hardwood, carpet, poured concrete.
WATER/SEWER	Municipal WW-4-1632-3
ELECTRIC	Green Mountain Power: 1 meter Ave/Mo \$3,705 last 12 months. 1st FL Tenants pay %
GAS	Vermont Gas—Ave/Mo \$1,049 past 12 months. 1st FL Tenants pay %
PLUMBING	Copper and PVC. All plumbing replaced within the last 13 years.
ELECTRICAL	600 Amp, 3 phase service.





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## 4 Park Street, Essex Junction, Vermont

### TENANT PHOTOS



**El Gato Cantina - Essex Jct**

@elgatoessex · Mexican Restaurant

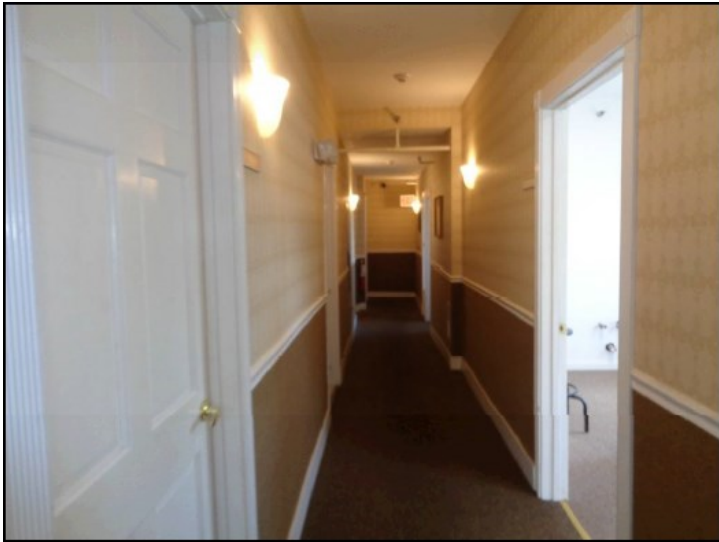
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### PHOTOS



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VINTAGE PHOTO



Picture taken in 1950's.

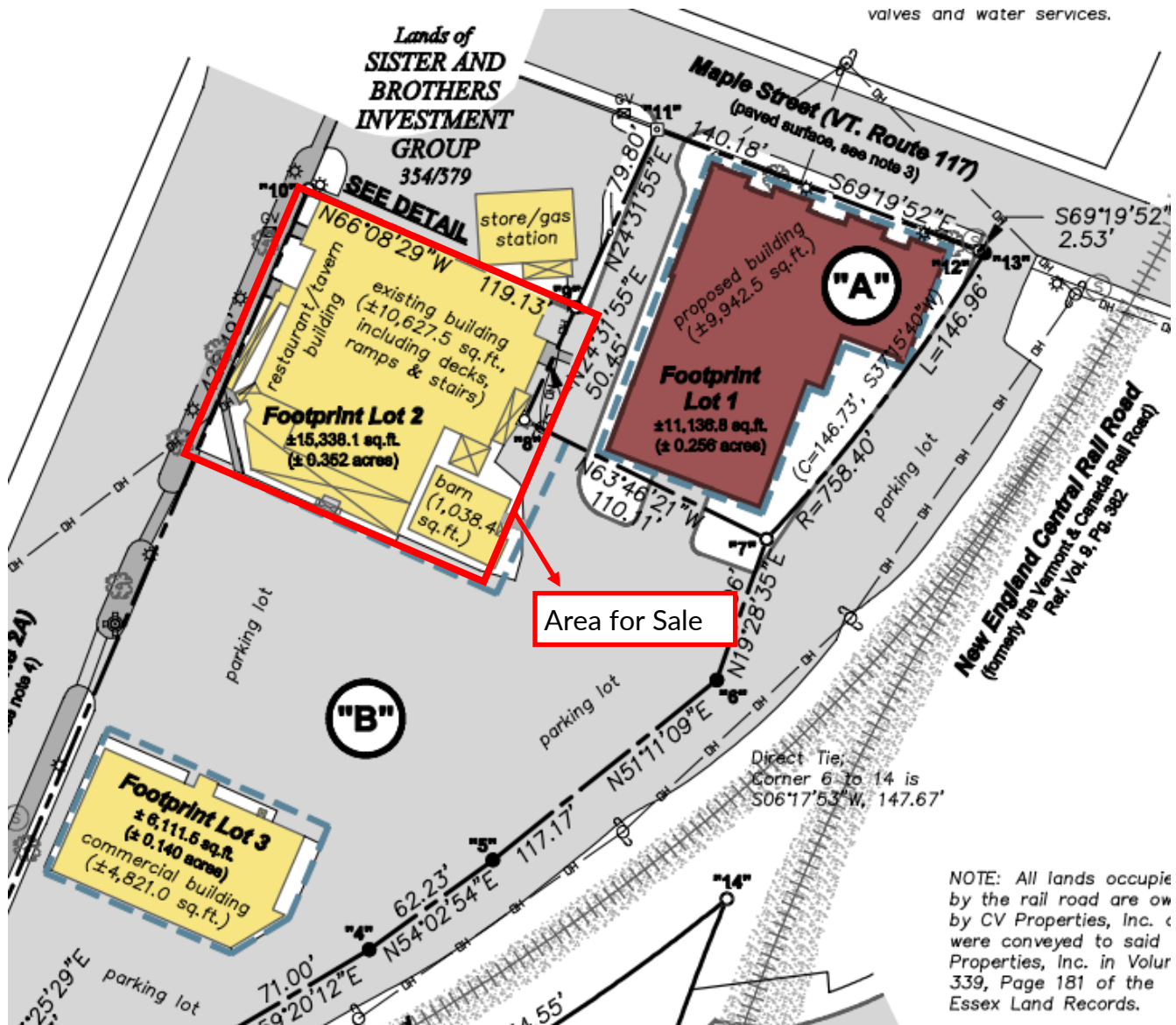


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## 4 Park Street, Essex Junction, Vermont

### SITE PLAN





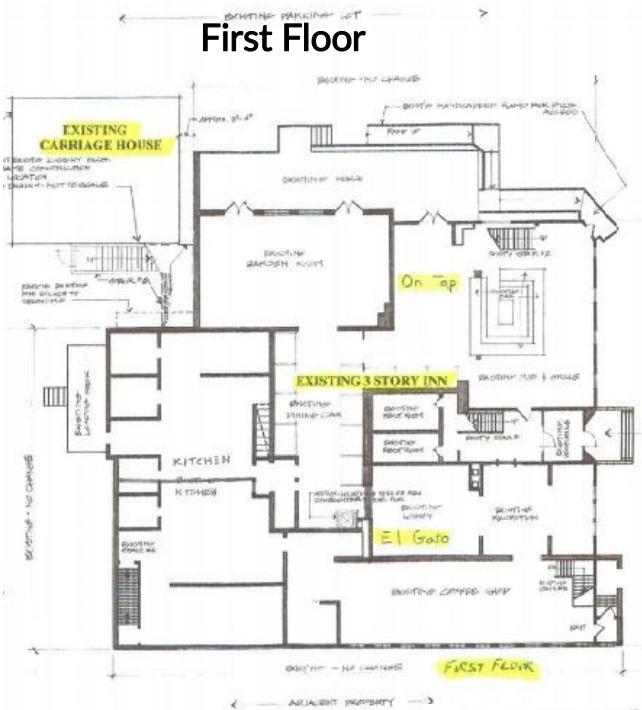
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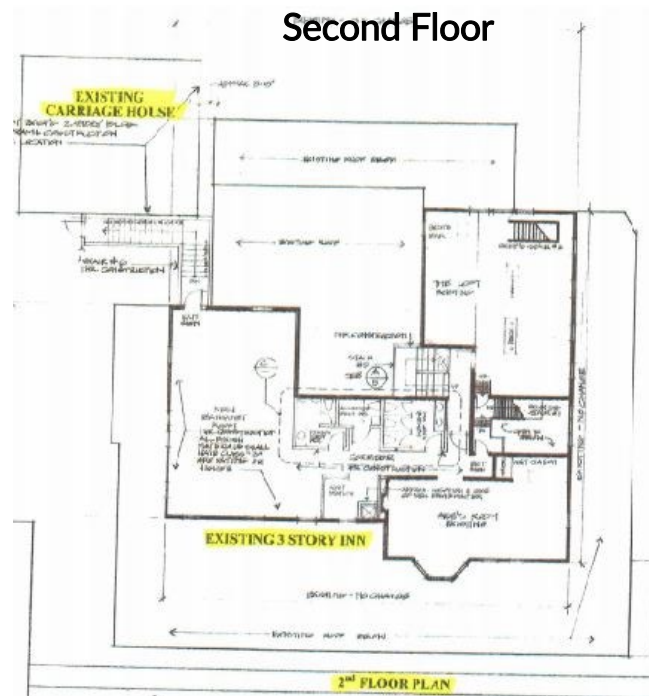
## 4 Park Street, Essex Junction, Vermont

### FLOOR PLANS—Main Building

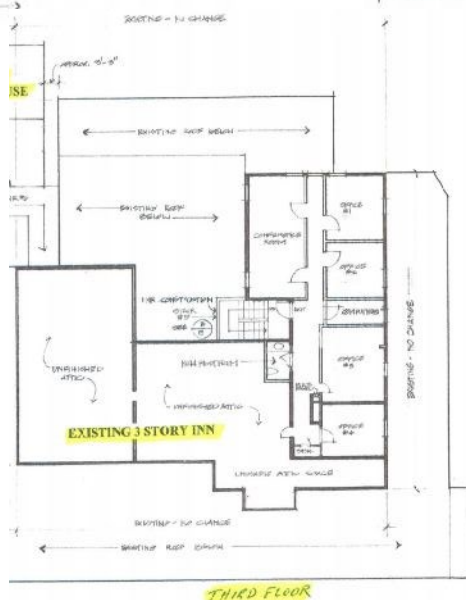
First Floor



Second Floor



Third Floor



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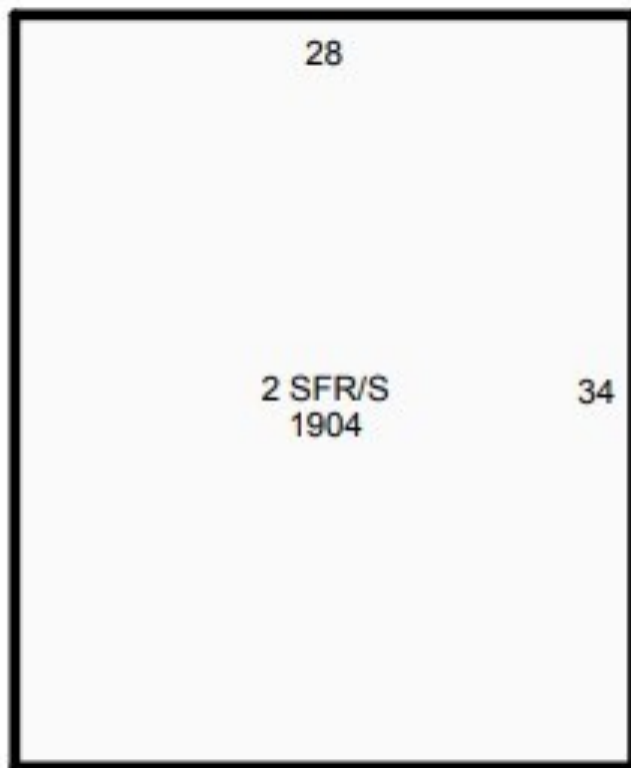


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### FLOOR PLAN—Carriage

Carriage Barn 1st Floor —1,904 SF



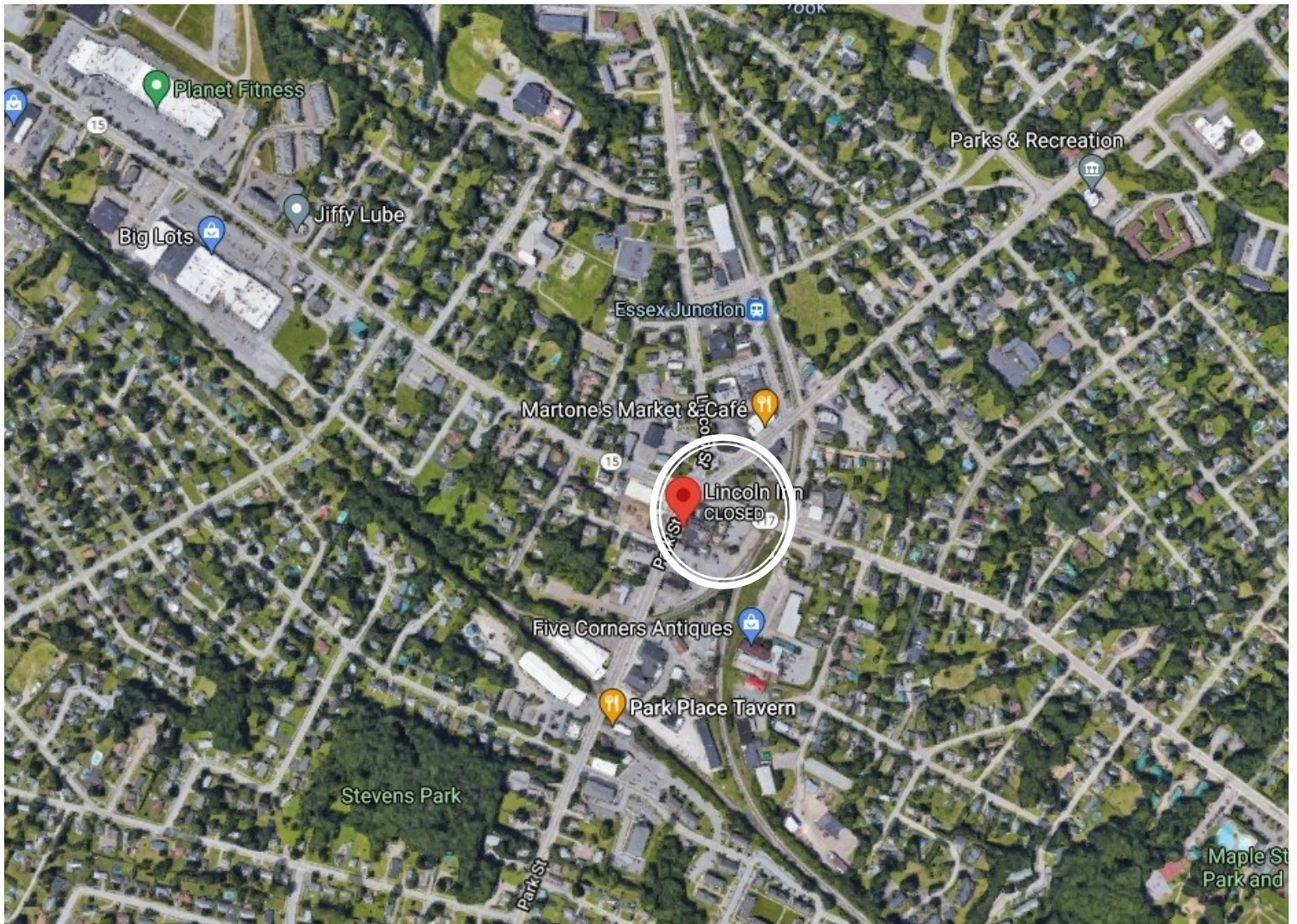
Suite plans available.



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### AREA MAP



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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