



# FOR SALE



## RETAIL PROPERTY FOR SALE

This commercial retail property is situated in the heart of the Regional Commercial Business District. Situated at a signalized intersection, with traffic exposure of 25,521 ADT.

The property has private water and sewer with access to municipal which presents a fantastic re-development opportunity in Rutland Town, which has no current zoning ordinances or requirements..

Drive through banks or restaurants possible!

### Building Size:

2,185 SF lease in place to Green Mountain Credit Union with drive through.

Lot Size: 0.55 Acres

Zoning: Rutland Town has no Zoning Ordinances in effect. Parcels less than 1 Acre do not need Act 250 approval.

Sale Price: \$925,000

Parking: Ample On-site



**DONAHUE  
ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

Steve Donahue

Steve@donahueassociatesvt.com  
(802) 862-6880

Meg McGovern

meg@donahueassociatesvt.com  
(802) 862-6880



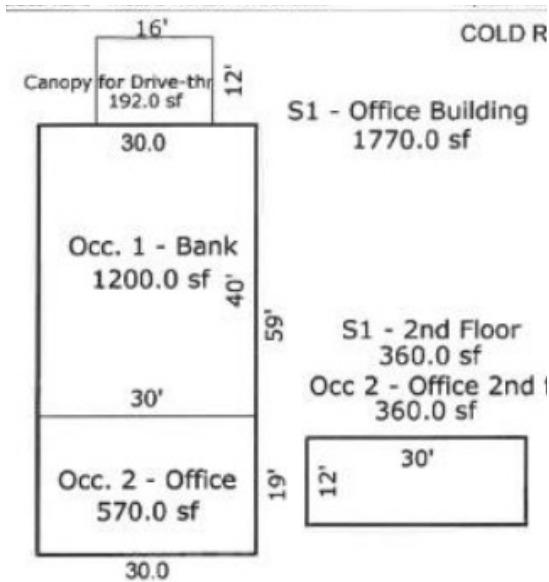
Donahue & Associates | 65 Main St. Suite 202 | Burlington, Vermont | 802-862-6880



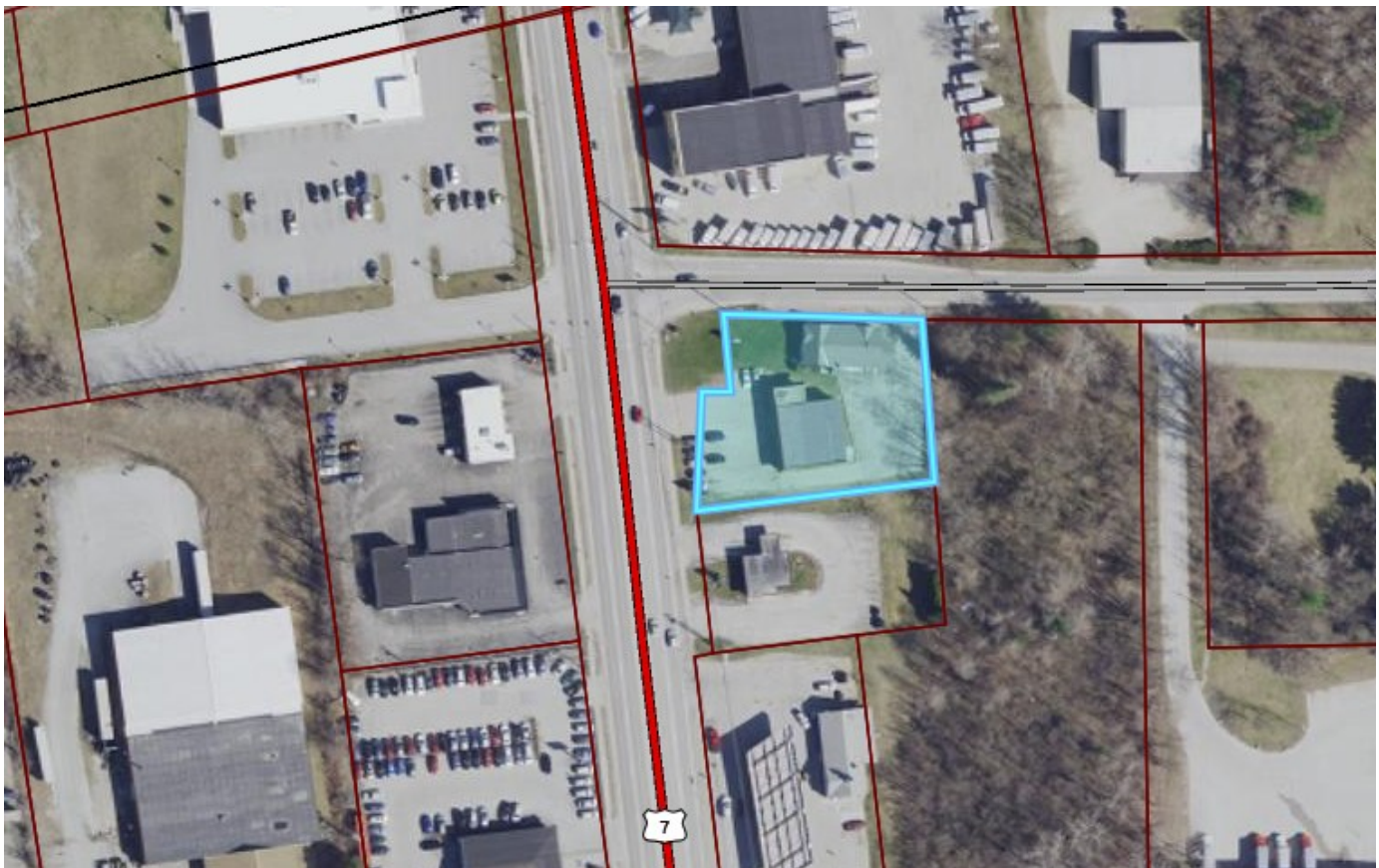
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**FOR SALE**  
**67 US ROUTE 7 SOUTH**  
**RUTLAND TOWN, VT 05701**



**BUILDING PLAN  
and  
TAX MAP**



The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a con-

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## PHOTOS







**DONAHUE  
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

AREA COMMERCE

**FOR SALE**  
**67 US ROUTE 7 SOUTH**  
**RUTLAND TOWN, VT 05701**



Traffic - 24,521 ADT

Demographics 10 Miles

Population 33,981

Median Income \$56,983

Average Income \$69,031



### 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