



**DONAHUE
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

FOR SALE



67 US ROUTE 7 S. RUTLAND TOWN, VT 05701

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

Building Sizes:

2,185 SF lease in place to Gr. Mt. Credit Union

2,836 SF Automotive Shop

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



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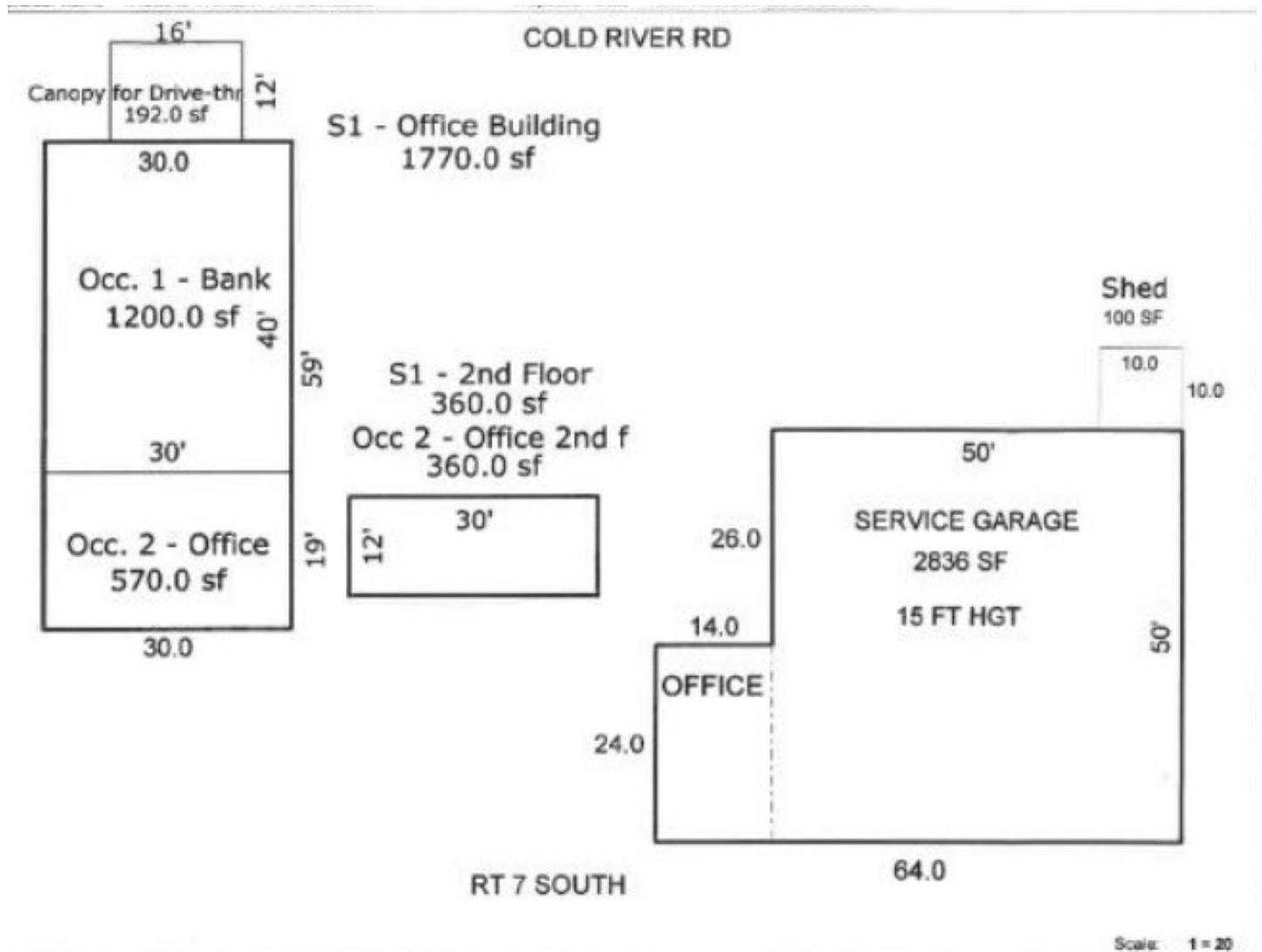


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BUILDING SKETCH



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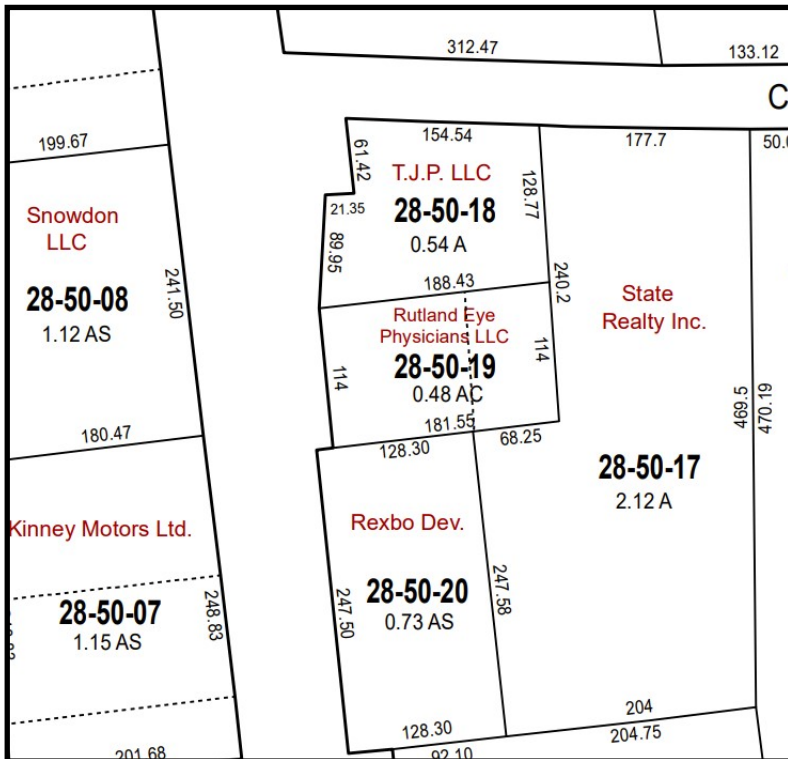
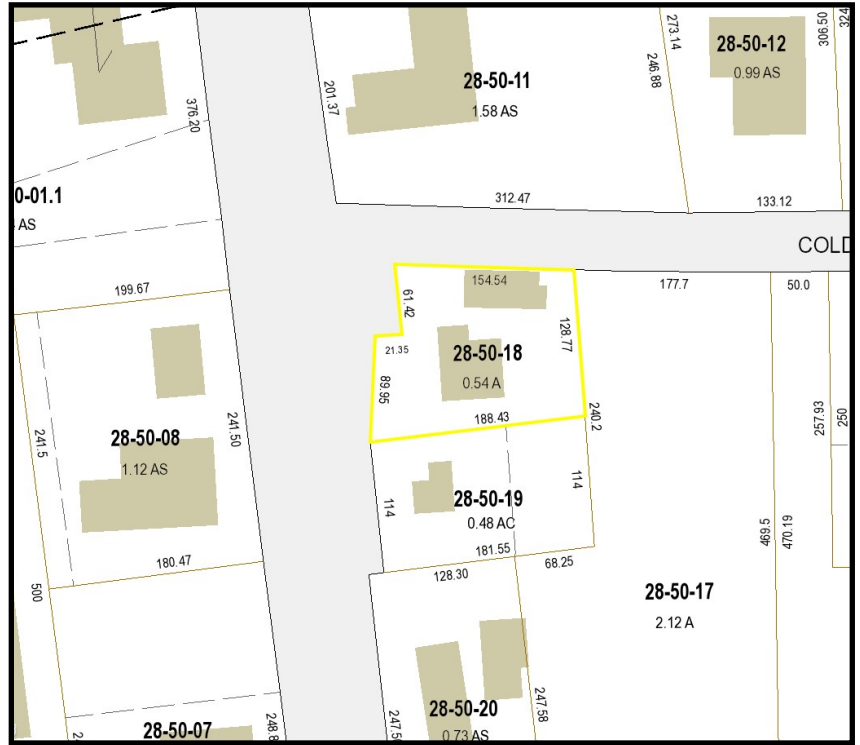
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PROPERTY MAPS





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AREA COMMERCE

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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

Printed Name of Real Estate Brokerage Firm

Signature of Consumer Date
 Declined to sign

Printed Name of Agent Signing Below
Signature of Agent of the Brokerage Firm Date

Printed Name of Consumer

Signature of Consumer Date
 Declined to sign

9/24/2015

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