



# FOR SALE



## 579 Lake Road, St. Albans Town, VT 05478

### OVERVIEW

579 Lake Road was listed on the National registry of Historic Places in 1996. Designed by Arthur H. Smith, the building was built in 1898 with a Romanesque style using brick and limestone foundation. First used as a public school, and most recently as Town Hall. New zoning regulations allow for many uses. Call to schedule a showing today!

**Size:** 6,115+/- SF, 2 story  
2,688+/- basement partially above grade

**Property:** .30 Acres

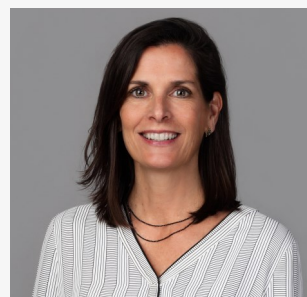
**Zoning:** Residential/Commercial

**Parking:** 22 angled spots along Cherry Street.

**Price: \$310,000**



Meg McGovern  
[meg@donahueassociatesvt.com](mailto:meg@donahueassociatesvt.com)



## BUILDING INFORMATION

Building Size	6,115SF 2 story with basement (2,688SF) partially above grade
Year Built	1898 Richardsonian Romanesque building National Historic Registry 96000257
Number of Floors	2 floors, with basement partially above ground.
Land Area	0.30 Acre
Parcel/SPAN #	TR0095/552-174-13835 (Tax Map 22-080-064)
Property Type	Commercial, Immediate past use—municipal office
Zoning	Mixed Residential/Commercial with many allowed and conditional uses.
Frontage	59' frontage on VT RT 36 - Lake Road and parking on Cherry Street.
Heat and HVAC	Oil fired hot water baseboard heating, radiators and baseboard. Operable windows suitable for portable AC units. (VT Gas located at 405 Lake Street) When last utilized, \$2,617/year.
Flood Hazard	None, as shown on FIRM Map #500219 0005.
Water/Waste Water	Onsite well water / Septic system with raised leach-field. Upgraded in 2010 with a 1,500-gallon holding tank. 330 gals/day, 22 employees WW-6-2221 (3)1/4 bath including (1) ADA on 1st floor.
Electricity/Internet	GMP, single phase 200A \$450/month average when utilized. Comcast
Foundation	Mixed stone and brick, partially above grade, contains unfinished basement with windows.
Walls	Brick with limestone foundation, interior wood framing with roof trusses
Interior Materials	Carpet floors, vinyl panel and sheetrock walls, tiled drop ceilings.
Roof	Slate
Elevator	None, 1st FL ADA accessible with ramp, 1 ADA bathroom
Parking	22 angled parking spaces along Cherry Street.

Town analysis

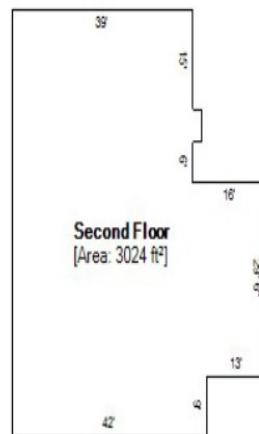
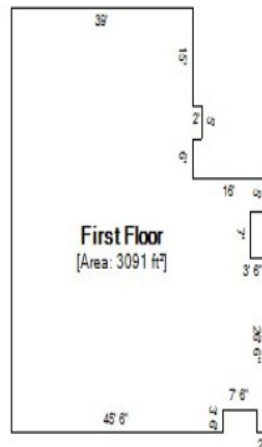
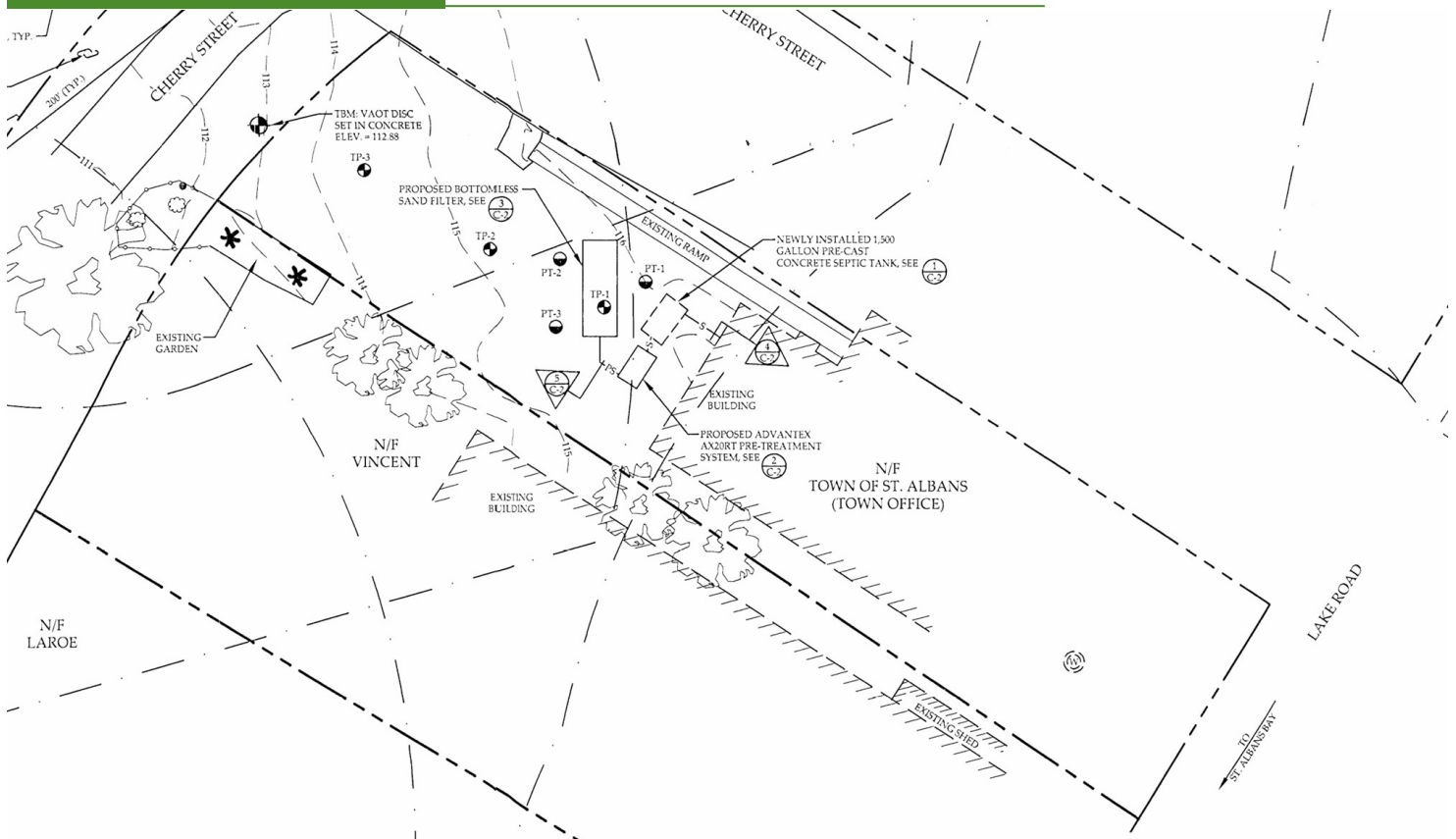
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COMMERCIAL REAL ESTATE ADVISORS

**FOR SALE**  
**579 Lake Road,**  
**St. Albans Town, Vermont 05478**

## Site /Floor Plans



20 ft

Living Area	
First Floor	3090.75 ft <sup>2</sup>
Second Floor	3024.5 ft <sup>2</sup>
Total Living Area (rounded):	6115 ft <sup>2</sup>



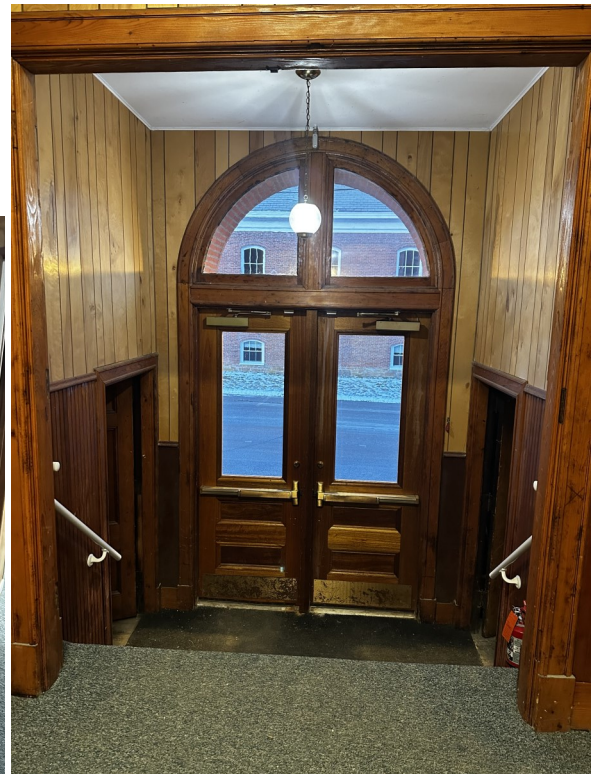


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## Exterior Photos

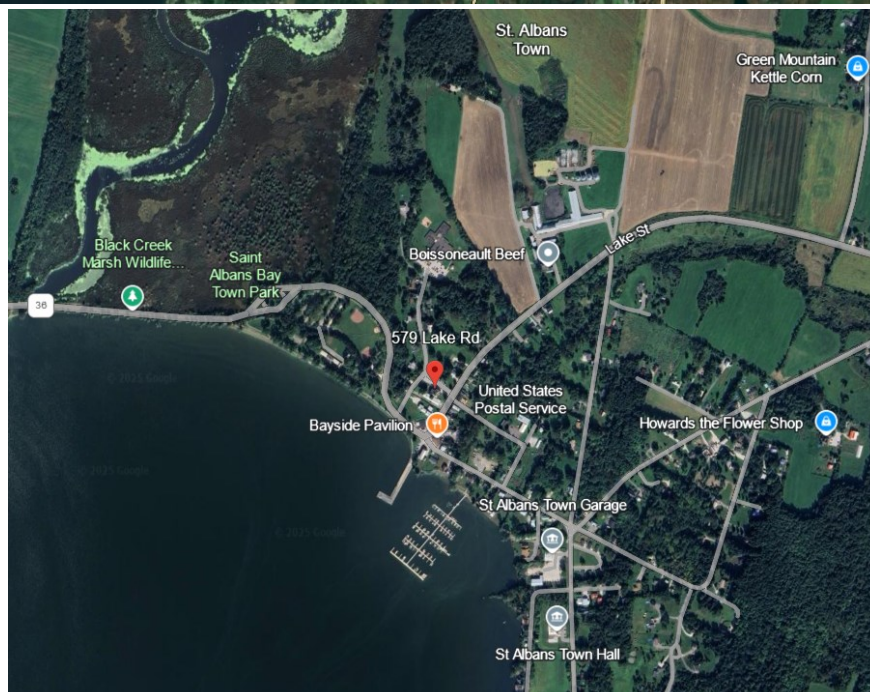
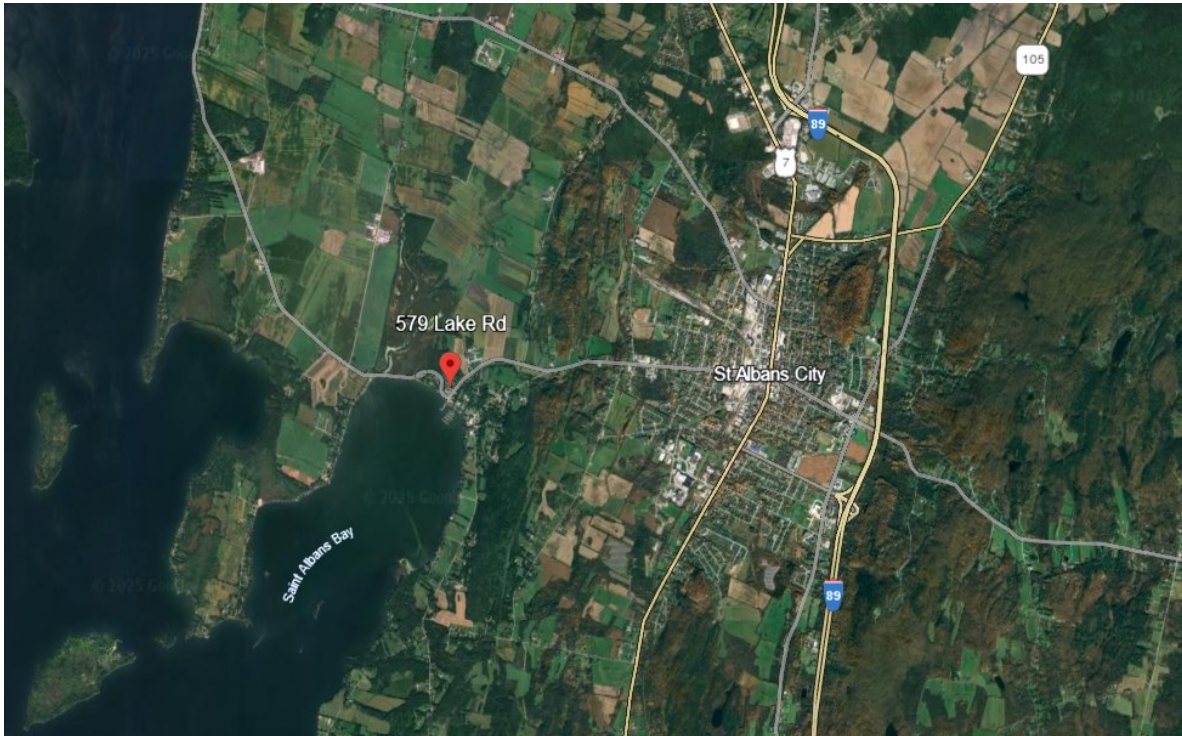








**St. Albans Area Map**



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