



OVERVIEW

202 Commerce Street was developed by Frank + Dana Alling, as part of the Alling Industrial Park. The two story building constructed for the Multiple Listing Service in 1984.

Owned by Northwestern VT Board of Realtors, this property is currently used as a two unit office property , with rental income from a 1st floor tenant and conference room rentals. Recently renovated in 2021, 202 Commerce Street is an impeccable maintained commercial building, ideally suited for investors or owner-users.

Size: 4,692 SF +/-

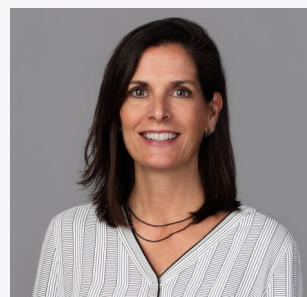
Property: .79 Acres

Zoning: IZDW, Industrial West
Some uses include Trade School, Professional, Scientific and Technical Services, rental + leasing services, manufacturing, pet care, non-store retail.

PRICE: \$580,000



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BUILDING INFORMATION

Building Size	4,692 SF
Year Built	1984, Permit 4C0355
Number of Floors	2 floors
Land Area	0.79 Acre
Parcel/SPAN #	07-019-025-000 / 759-241-12364
Property Type	Commercial, multi-tenant office
Zoning	IZDW Industrial West
Frontage	130'
HVAC	Natural gas, forced air
Flood Map	50007C0278D
Environmental	Commerce St Superfund VTD098352545 currently under remediation
Water/Sewer	Municipal, 4—1/2 baths
Internet	Comcast
Foundation	Concrete slab
Walls	Brick exterior, Wood frame, sheetrock
Flooring	Commercial grade carpet, VCT
Roof	Metal with TPO on flat roof
Elevator	None
Parking	Shared parking, 30 spaces



2024 Annual Costs

Water	\$ 720.53
Electric	\$ 5,375.61
Gas	\$ 2,439.82
Insurance	\$ 4,263
24-25 Taxes	\$ 13,218.48

Floor Plans

