



DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE BUILDING/BUSINESS

Wholesale and Distribution Business + RE

206 Avenue C Williston, VT 05495



Real Estate with Wholesale and Distribution Business

REAL ESTATE SUMMARY

- ◇ Building Size—11,360 SF
- ◇ Office—1,959 SF
- ◇ Warehouse—8,000 SF
- ◇ Front Space—6,400 SF Rear Space—4,689 SF
- ◇ One Loading Dock/One 12' X 14' At Grade Door
- ◇ Lot Size—1.00 Acre Frontage—165'
- ◇ Year Constructed—1975/1977
- ◇ Zoning District—Industrial Zone District West (IZDW)
- ◇ Real Estate Taxes (2025) - \$12,239.64

BUSINESS HIGHLIGHTS

- ◇ SAC Fastener Inc. is a distributor providing construction fasteners / anchors / strut & strut fittings and pipe hangers for Vermont since the early 1970s.
- ◇ Customer base includes plumbing, electrical heating, general construction, engineering, concrete and solar companies.
- ◇ Opportunity to own a hard to find warehouse distribution facility with a business with great growth potential.
- ◇ New owner can occupy entire 11,360 SF or operate in front 6,400 SF with loading dock and lease out rear 4,700 SF.
- ◇ Fenced in area for outside storage.
- ◇ Central Williston location—Located within 2.5 miles of Interstate 89's Exit 12
- ◇ Unique offering in todays market!!

THE OFFERING

Real Estate —\$1,760,000 Business—\$550,000

CONTACT US



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ABOUT THE PROPERTY

206 Avenue C is a hard to find warehouse wholesale distribution facility with offices, warehouse with mezzanine storage and loading dock in front space, open warehouse with office, bathrooms, and large overhead door in rear suite. Potential for a single business to occupy all 11,360 SF or lease out rear space to tenant.

206 Avenue C—BUILDING DETAILS

CONSTRUCTED	1975 And 1977
STORIES	One Story with mezzanine/Split Slab Warehouse
CEILING HEIGHT	Office—Dropped Ceiling at 8' Warehouse—12'-16'
CONSTRUCTION	Steel Frame
FOUNDATION	Concrete
EXTERIOR WALLS	Brick/Metal
INTERIOR WALLS	Framed sheetrock offices, open in warehouse
WINDOWS	Casement/Fixed Metal Frame
RESTROOMS	5 single half baths
ELECTRIC	Green Mountain Power (2 Panels) 480 and 200 Amp
GAS	Vermont Gas
HEATING & COOLING	Gas—Warehouse -Reznor Office Ducted Air
WATER/SEWER	Municipal/Private
FIRE PROTECTION	Fully sprinklered, wet system



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ABOUT THE BUSINESS



SAC Fastener Inc. is a distributor providing construction fasteners, anchors, strut, strut fittings, and pipe hangers for Vermont contractors, engineers, manufacturers and more since the 1970s. The current owners purchased the business in 2003 from the original owner and have been active in the business since establishing SAC Fasteners as the local reliable provider of must have materials for their jobs.

SAC Fasteners provides products to Manufacturers, Plumbing, Heating, And HVAC contractors, Electrical contractors, General Construction and Engineering Companies, Concrete construction companies, Solar Construction, and many more.

SAC Fasteners stands out as being known for its' customer service, stock availability and industry knowledge.

The acquisition of this business is a great growth opportunity for someone to take advantage of as a stand-alone entity or to add sales and markets to an existing business.

Retain existing customers.....
The top 10 customers account for 56% of sales
The top 20 customers account for 75% of sales



AND then GROW by

- * Adding full time outside salesperson to expand existing base, add new customer base, and to increase sales area coverage.
- * Invest in ERP software for more efficient operations and inventory management.
- * Add website to increase visibility & reach, as well as being a cost-effective marketing tool.



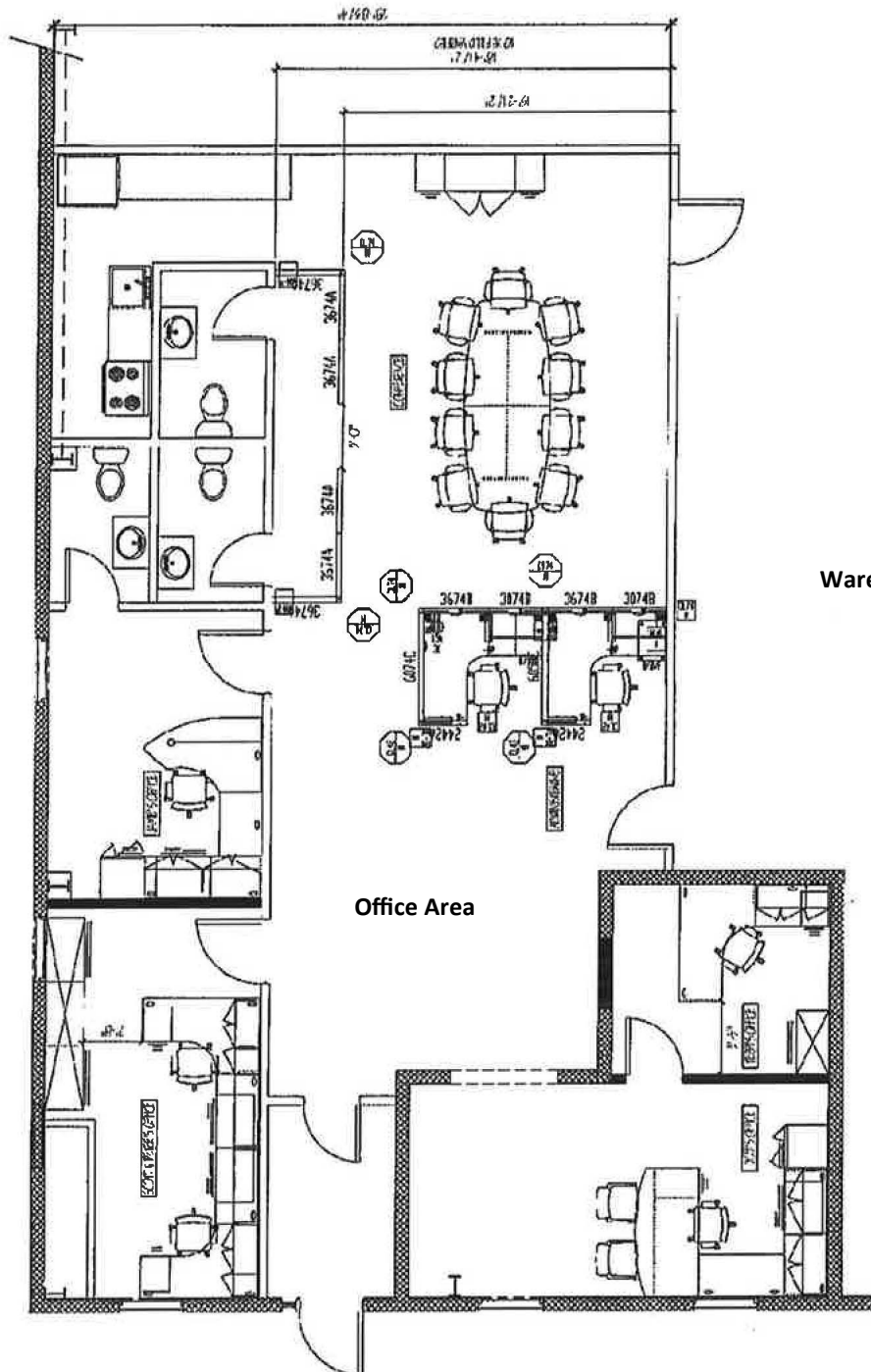
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OFFICE FLOOR PLAN



Warehouse

Office Area

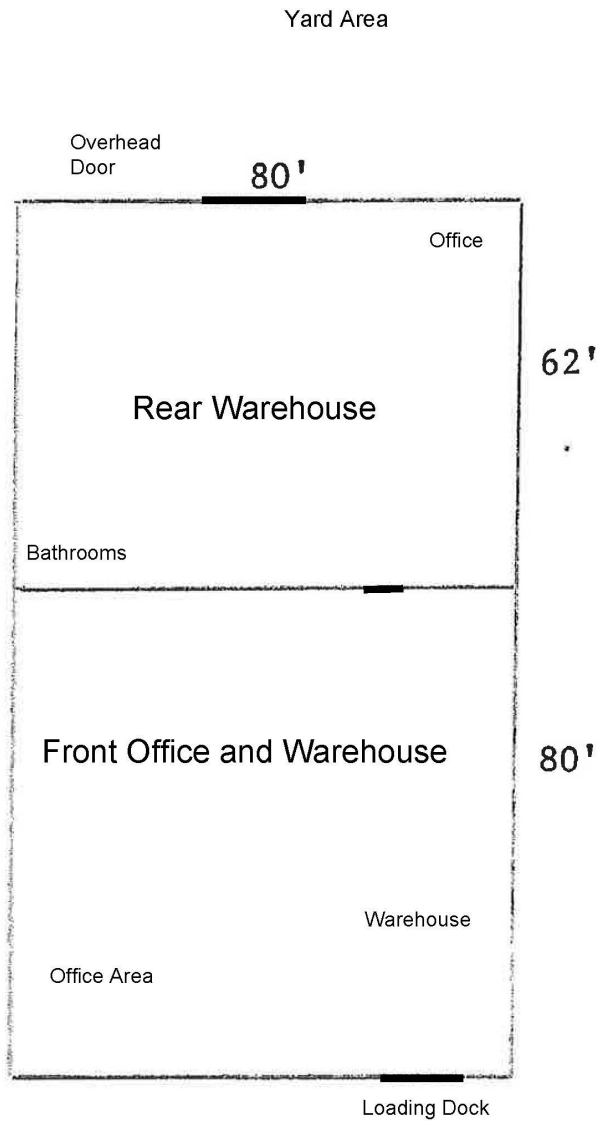
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BUILDING PLAN



← Avenue C →

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EXTERIOR ELEVATIONS



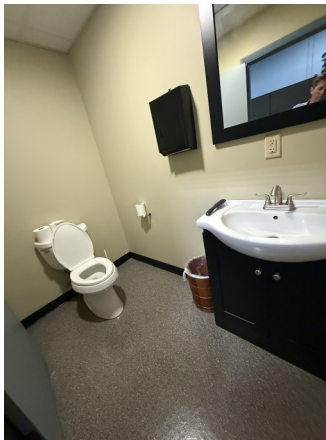


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PHOTOS





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UTILITY INFRASTRUCTURE





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NEIGHBORHOOD AERIAL



AREA MAP





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DISCLAIMER

KAIRO BENZ & PARTNERS LLC and SAC Fasteners Inc. (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 206 Avenue C, Vermont (the "Property"). The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Broker or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither Owner nor Broker, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Broker make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserves the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.





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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