



For Sale:
14,000 sf +/- Building
2.05 acres

\$349,000



For additional information contact:

Brad Worthen

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Pomerleau Real Estate

69 College Street

Burlington VT, 05401

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In partnership with:



This high visibility property may be best identified as the home of the famous Burger Barn. Located at the gateway to Jeffersonville Village with excellent exposure to heavily traveled Route 15, this property offers multiple industrial, commercial and retail possibilities.

The primary steel girder building consists of both cold and heated storage units in various sizes and configurations. Most are accessible through a drive-in or loading dock.

The Burger Barn and one other tenant on the property currently have one-year leases in place. The majority of the building is ready for occupancy.

While improvements to the existing structure are allowed, this property is located within a floodway, limiting expansion. In addition, as a designated Brownfield Site, State and EPA approved mitigation procedures are underway and should be completed in 2021.

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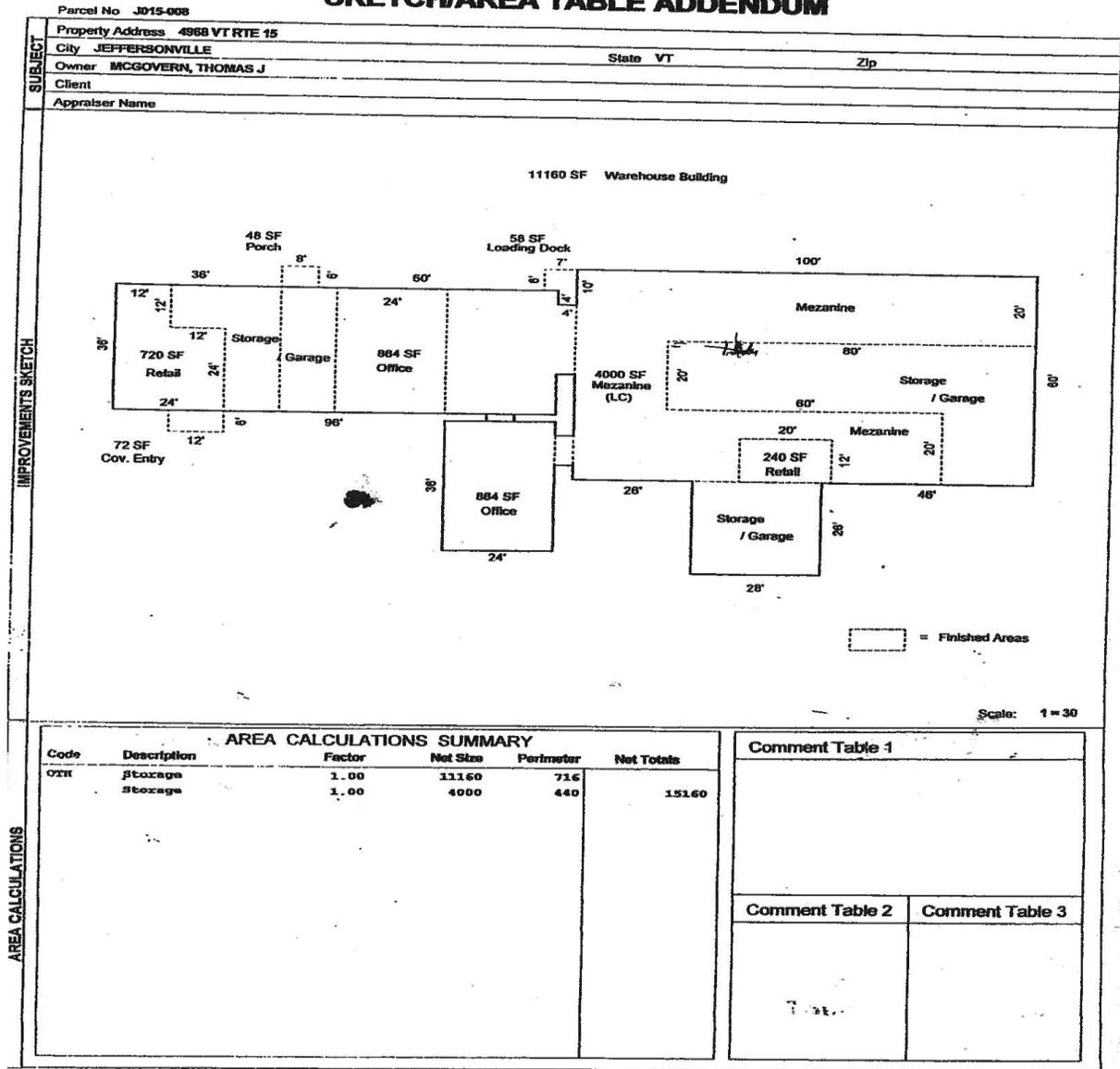
Please call for more detailed information.

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SKETCH/AREA TABLE ADDENDUM



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Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Pomerleau Real Estate represents the owner in this transaction.

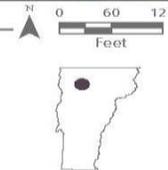


LEGEND

- Hazardous Waste Sites
- Hazardous Waste Generators
- Underground Storage Tank (working)
- Private Well
- Subject Property Boundary
- Parcel Boundary
- Former Railroad Corridor

Source: Imagery - Esri World Imagery; Environmental Features - VT ANR

Path: D:\PROJ-1\EA\19-089 LCPC Jeffersonville Granary\GIS\MapDocuments\19-089 Jeffersonville Granary\19-089 Jeffersonville Granary.aprx Vicinity Map Portrait Exported: 12/12/2019 11:58 AM by hcox



Note: Parcel boundaries are approximate and not to be used for surveying purposes

Figure 2 Vicinity Map

Jeffersonville Granary
4968 Vermont Route 15, Jeffersonville,
VT

Prepared for Smugglers' Notch Distillery



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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

NON-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 Real Estate Brokerage Firm

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