



Development Opportunity

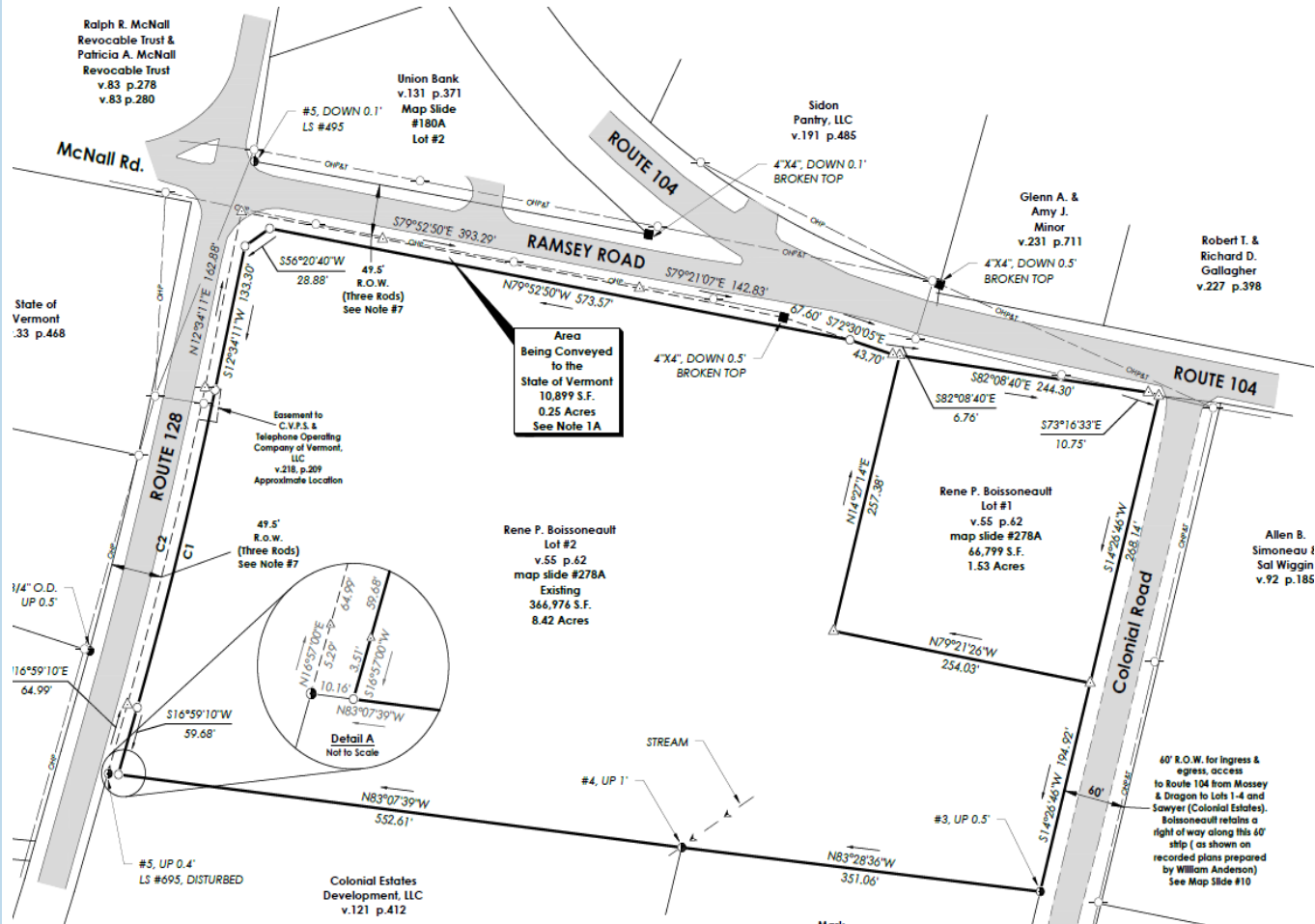
Fairfax, VT





Property Highlights

- 8.42 Acres of prime commercial land at the corners of Route 104, Route 128 and Colonial Road in Fairfax, VT.
- Most of the property is zoned Mixed-Use, providing for a wide range of commercial and residential uses.
- Corner property with excellent visibility adjacent to a newly constructed Dollar General along Route 104 in Fairfax.
- This mostly flat and regularly-shaped site provides for a large buildable area that's prime for development.
- Permitted and conditional uses include single family dwelling, multi-family dwelling, retail, restaurant, professional office, medical office, light industry, lodging, service station, motor vehicle repair/sales, storage facilities, and indoor & outdoor recreation.
- The development of the Dollar General parcel directly adjacent to the subject site required the construction of an access road to this property. Please see included site plan for further details.



The property is located just across from Erica's American Diner at the intersection of Main Street and Brown River Road. This highly visible property also has access off Colonial Road behind the newly developed Dollar General property.

Price Reduced!!

Price: ~~\$749,000~~ \$699,500

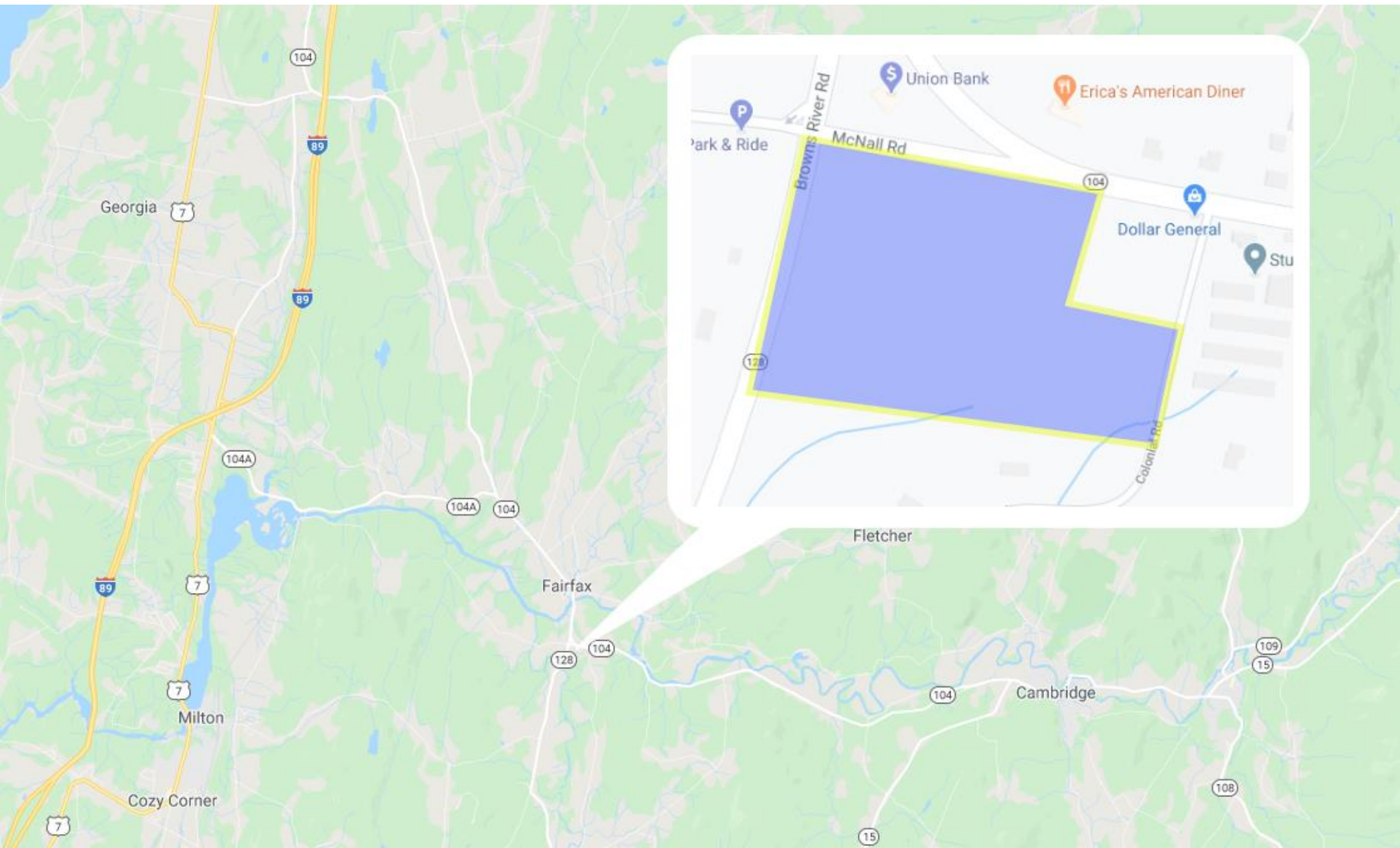
Price/Acre: \$83,076



Zoning Map







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