

# 204 Swanton Road

St Albans, VT 05478



## AVAILABLE FOR SALE, LEASE or GROUND LEASE:

### SPACE AVAILABLE

BUILDING: 10,000 +/- sf

ACRE: 1.48 +/-

#### FOR SALE:

~~\$1,325,000~~ **\$895,000**

#### FOR LEASE:

\$10.00 psf NNN

#### GROUND LEASE:

\$135,000 annually, long term

### PROPERTY HIGHLIGHTS:

Rare opportunity to purchase or lease this highly visible parcel! This 10,000 SF stand-alone building is located off busy Swanton Rd, close to downtown St Albans and minutes from Interstate 89. Ample parking, traffic light at entrance.



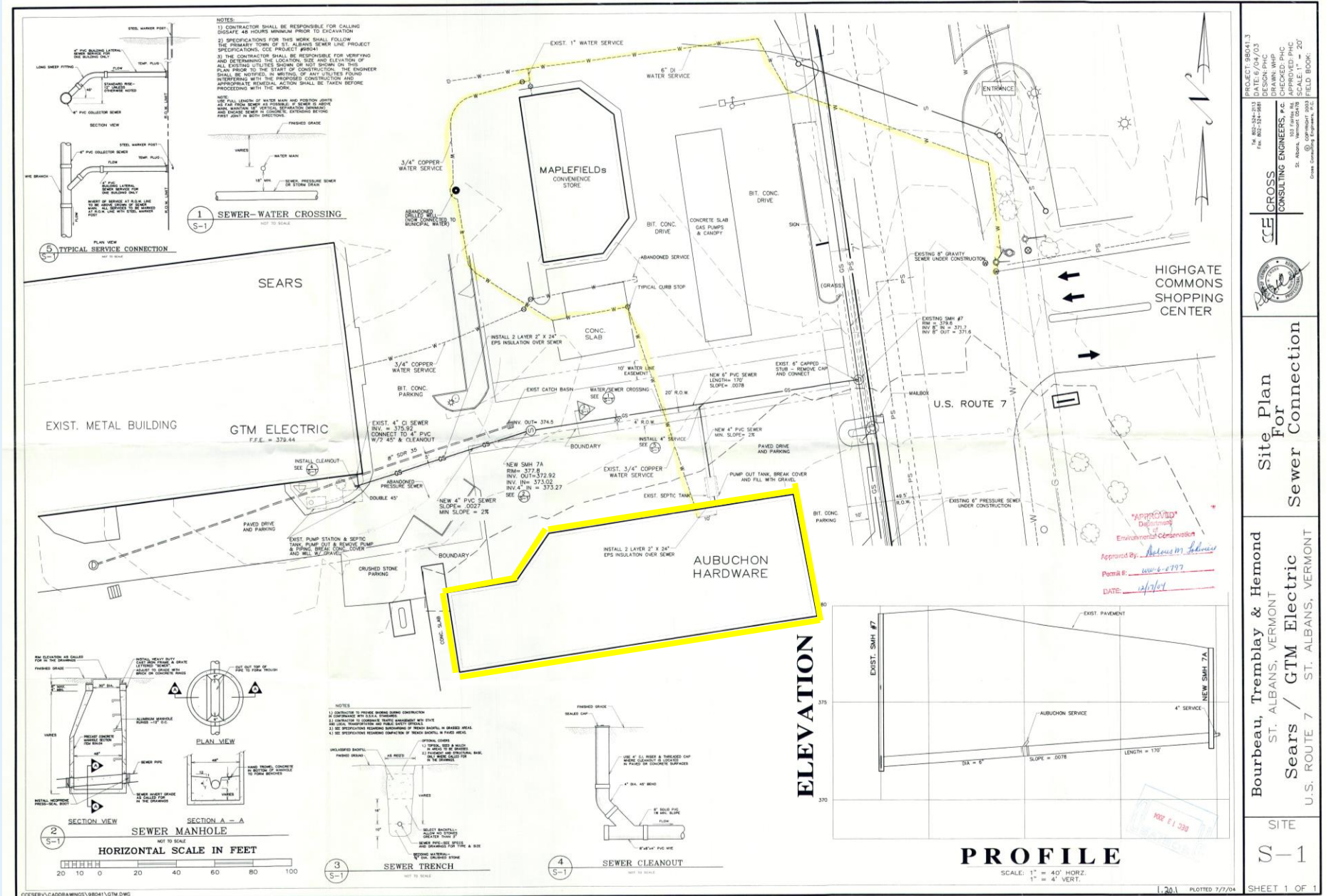
FOR MORE INFORMATION, CONTACT:

**Brad Worthen**

**O:** 802 992 9287 | **M:** 802 343 0861 | [bworthen@vermontrealestate.com](mailto:bworthen@vermontrealestate.com)

[vermontrealestate.com](http://vermontrealestate.com)

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT






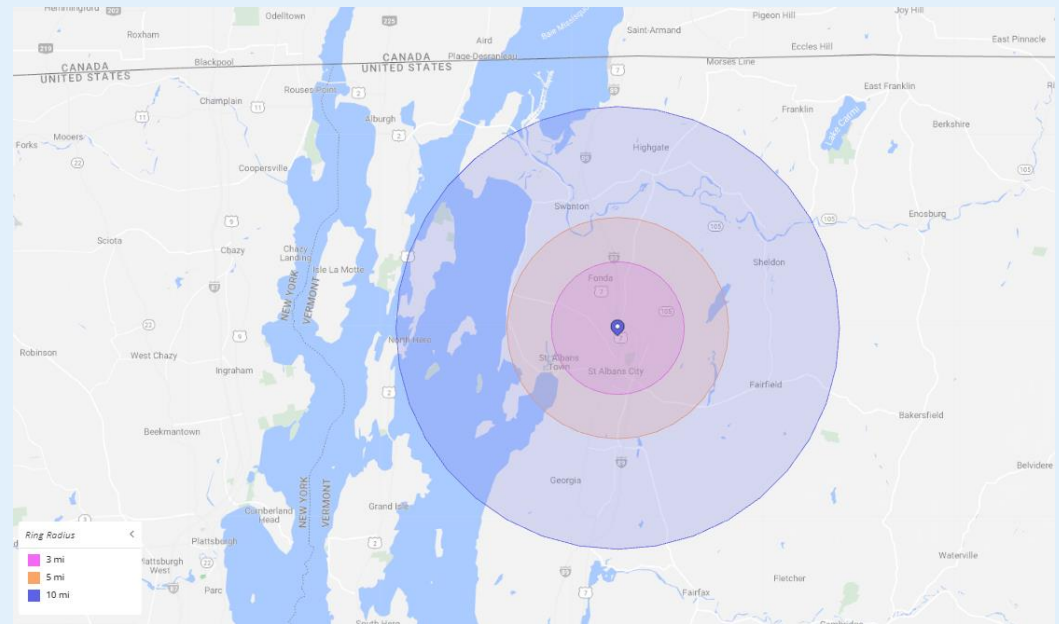
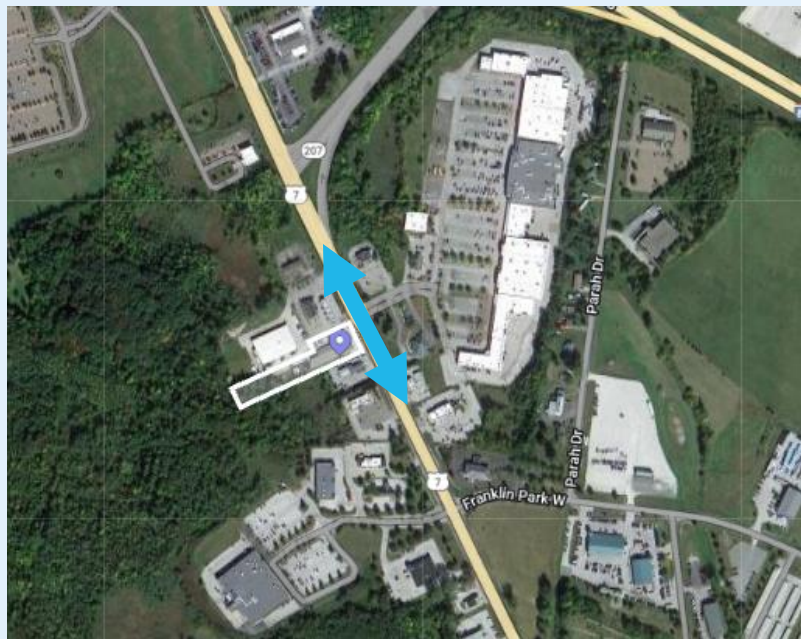
# 204 Swanton Road




St Albans, VT 05478




AVAILABLE FOR SALE, LEASE or GROUND LEASE:

Daily Traffic Count	 = 21,074
Avg Weekly Visits	346



	 3 miles	 5 miles	 10 miles
Population	12,016	15,977	33,640
Households	4,721	6,303	12,855
Avg Household Income	\$75,431	\$83,674	\$81,160

\*Information provided by  Placer.ai



FOR MORE INFORMATION, CONTACT:

**Kendra Kenney**

**O: 802 863 8218 | M: 508 479 8761 | kkenney@vermontrealestate.com**

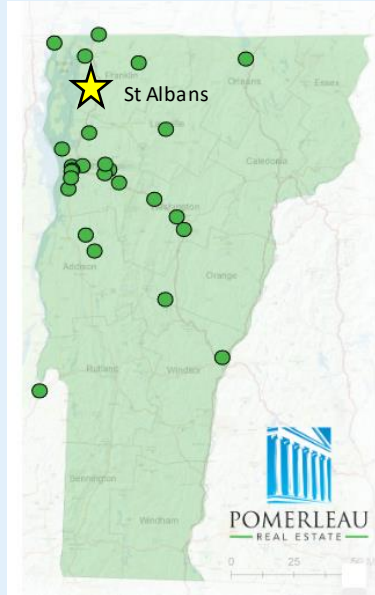
**vermontrealestate.com**

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

# 204 Swanton Rd

St Albans, VT 05478

POMERLEAU  
REAL ESTATE



**Pomerleau Real Estate**  
69 College Street  
Burlington, VT 05401

In partnership with:



*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. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.*



FOR MORE INFORMATION, CONTACT:

**Brad Worthen**

O: 802 992 9287 | M: 802 343 0861 | [bworthen@vermontrealestate.com](mailto:bworthen@vermontrealestate.com)

[vermontrealestate.com](http://vermontrealestate.com)

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT