

# 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.



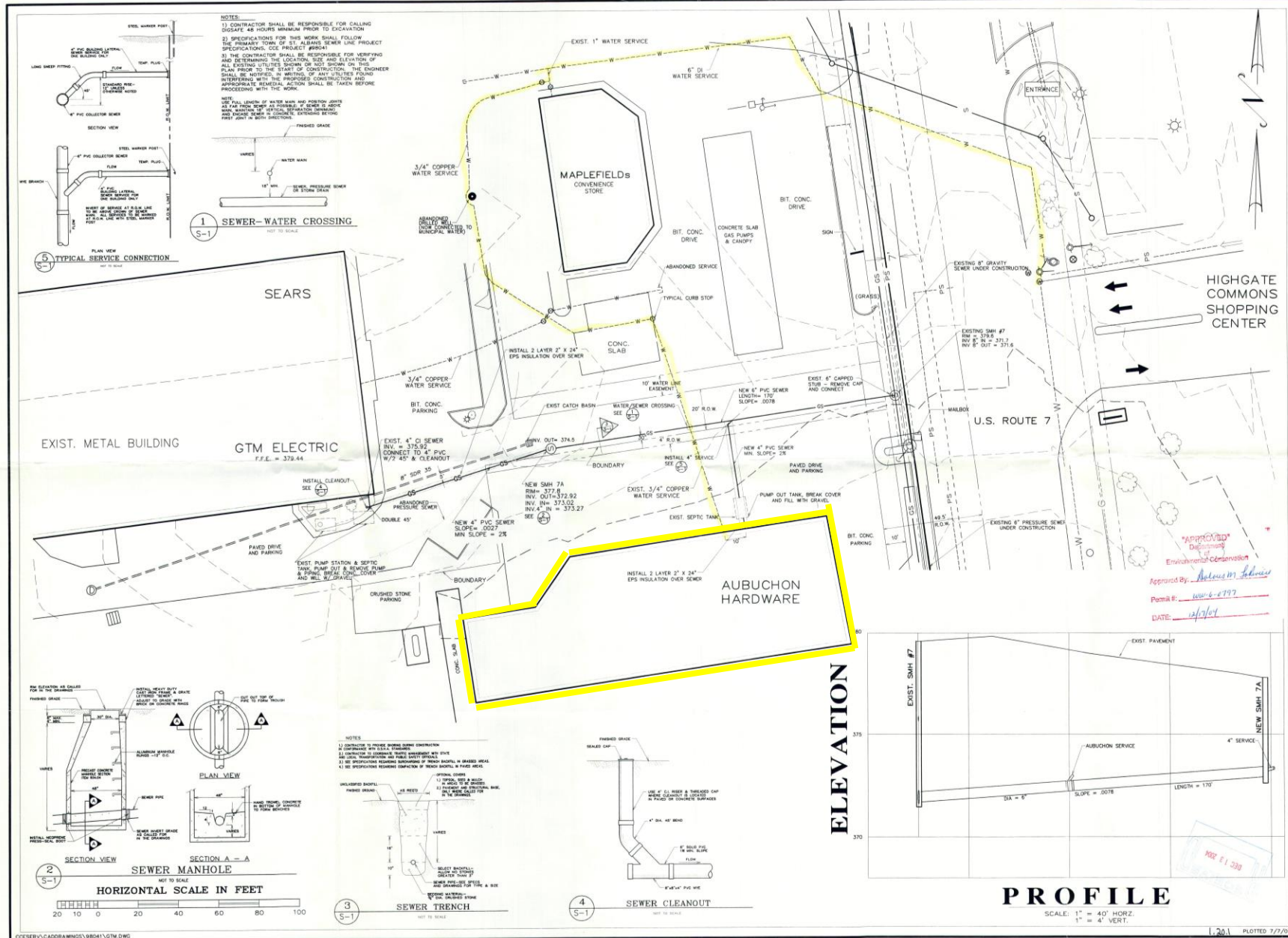
FOR MORE INFORMATION, CONTACT:

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

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT



PROJECT 98041.3  
DATE 6/04/03  
DESIGN-PHC  
CHECKED-PHC  
APPROVED-PHC  
SCALE: 1" = 20'  
FIELD BOOK

CROSS CONSULTING ENGINEERS, P.C.  
103 TULLAH RD.  
ST. ALBANS, VERMONT 05478  
Dr. Robert W. Hemond, P.E.  
Chris G. Kelly, P.E.

Site Plan For  
Sewer Connection

Bourbeau, Tremblay & Hemond  
ST. ALBANS, VERMONT

Sears / GTM Electric  
U.S. ROUTE 7 ST. ALBANS, VERMONT

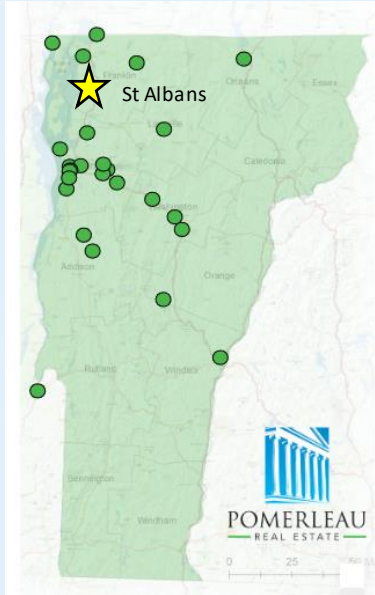
SITE  
S-1

SHEET 1 OF 1



# 204 Swanton Rd

St Albans, VT 05478



**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.*



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