

# For Sale

51 Center Road, Essex, Vermont



## Multi-Tenant Commercial Building For Sale

**PRICE:** \$2,350,000.00  
**SIZE:** 10,400 SF  
included. + Attic and Basement SF not  
**CAP RATE:** 7%

### Overview:

Rare multi-tenant building with long-term leases in place! Excellent opportunity for an investor to pick up a high-performance commercial property.

Recent upgrades include new exterior siding and a newly paved parking lot. Additionally, the building owners just completed a massive upgrade to the Heartworks daycare space. This is all brand-new space as of 2023!

This is a must-see building! Great location on the corner of Center Rd and Saybrook Rd with easy access to 289 and Rt 15. Excellent visibility and large lot!



FOR MORE INFORMATION, CONTACT:

**Kendra Kenney**

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**[vermontrealestate.com](https://vermontrealestate.com)**

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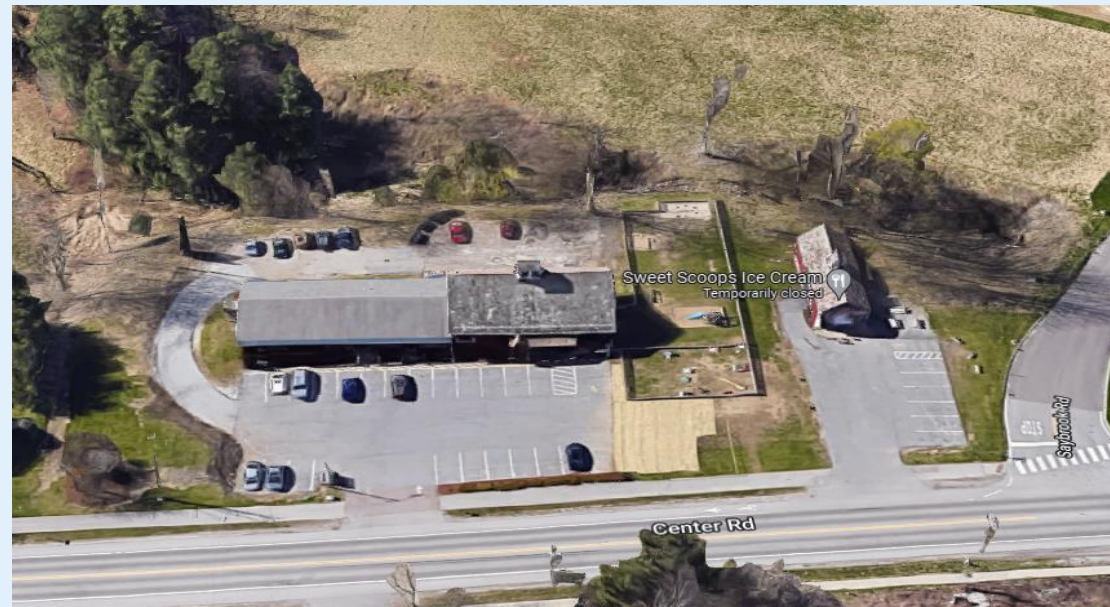
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## Building Description

Building Information	
Size	10,400 SF Main Building + Barn
Building Age	1910
Acreage	2.07
Zone	Residential-Business
SPAN	207-067-16539
Parcel ID	2087001001
Taxes (2022)	\$17,898.00
Water/Sewer	Municipal
Gas	Vermont Gas
Electric	GMP
Construction	Wood Frame
Foundation	Concrete/Stone
Basement	Walk-out
Roof	Slate/Asphalt
Financial	Additional Financial Info Available Upon Request

Tenant	Space Size	Lease Rate	Lease Term
Heartworks	6,100 SF	Available Upon Request	Available Upon Request
Aunt Dot's Place (Lower Level)	3,200 SF	Available Upon Request	Available Upon Request
Sweet Scoops (Barn)	1,100 SF	Available Upon Request	Available Upon Request



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## Exterior Photos



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## Interior Photos



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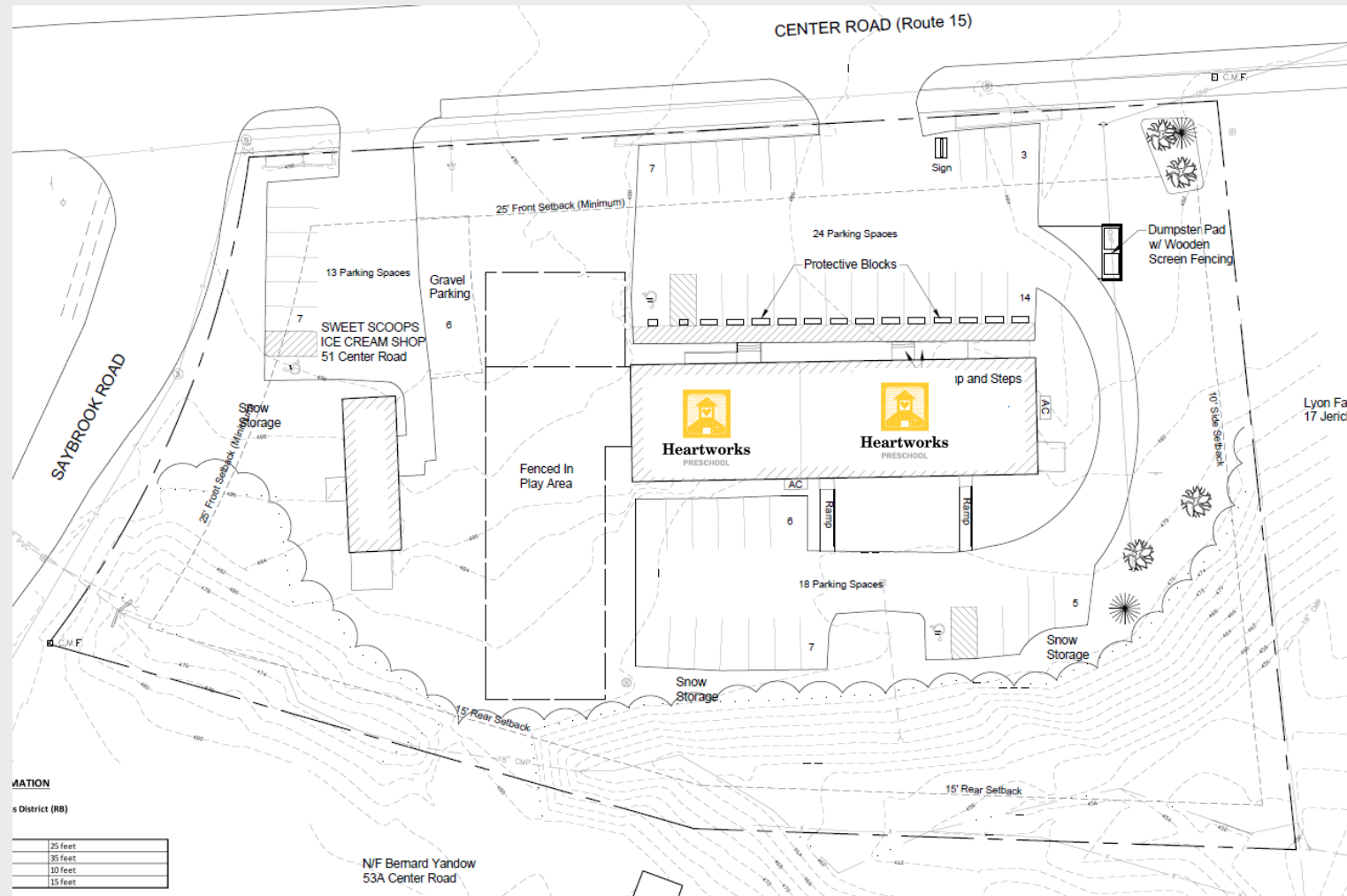
For additional property details  
please reach out to Kendra Kenney.

**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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