

# Exceptional Residential Lot for Sale

US Route 7 South, St Albans, VT



## AVAILABLE FOR SALE:

PRICE: **\$339,000** ~~\$349,000~~

## PROPERTY HIGHLIGHTS:

Suitable for a single family home

This serene St Albans location offers extensive privacy yet is convenient and close to St. Albans amenities and I-89.

A private deeded drive off Route 7 South in St. Albans Town takes you to this well-maintained home site.

6.28 +/- rolling acres adjacent to 224 South Main Street, St. Albans.

Look for the Pomerleau sign at the top of the drive.

Aerial video footage of lot can be found here:  
[US Route 7 South](#)



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

## US Route 7 South, St Albans, VT



## PLAT MAP:

Sellers explored a multi family townhome development on this property. After thorough discovery, the highest and best use for this lot is a single-family home.

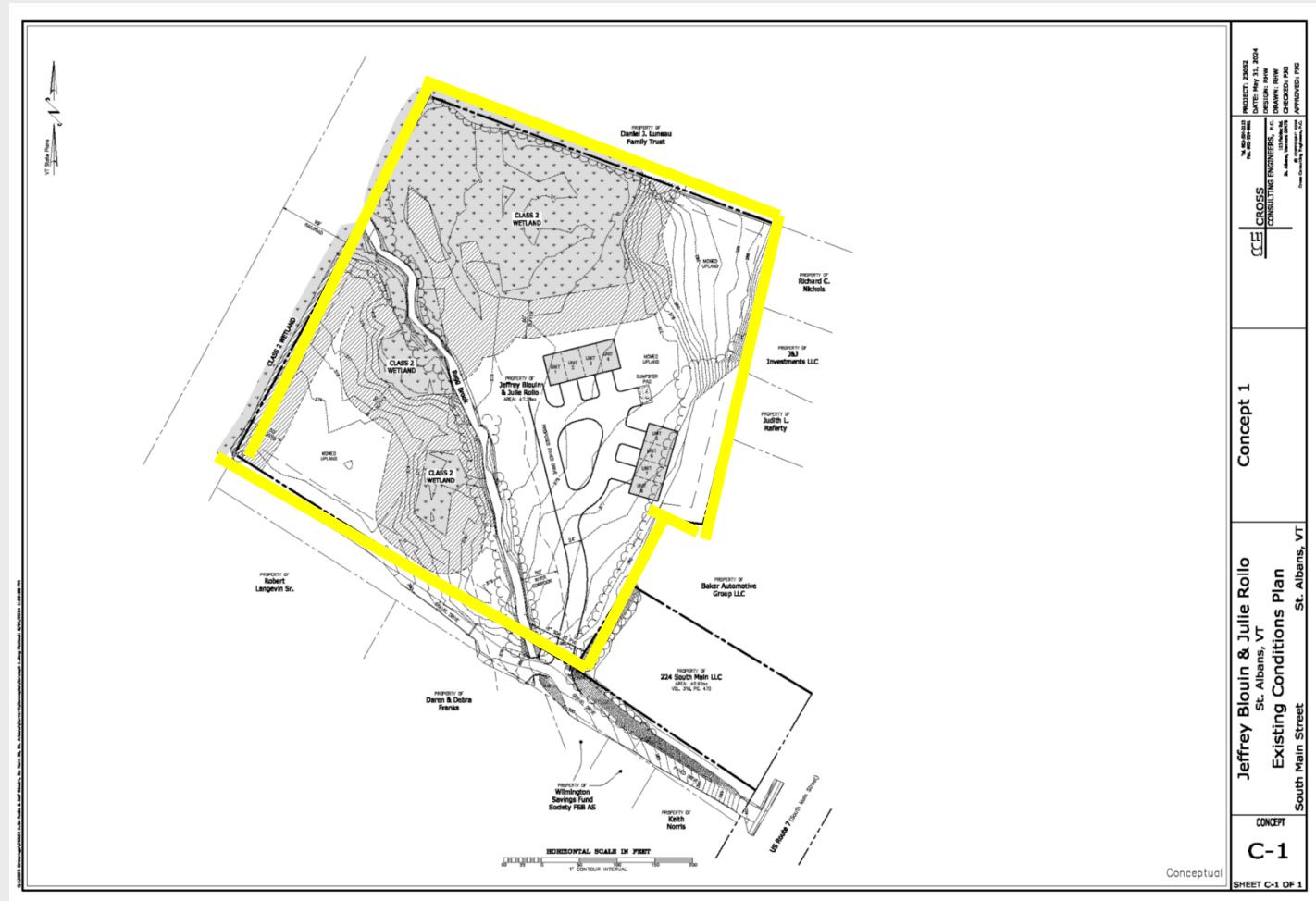
This property is zoned for Commercial/Residential development.

**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