

For Sale

Old Lantern, 3260 Greenbush Road, Charlotte, Vermont



Event Barn & 6.23 Acres For Sale



FOR MORE INFORMATION, CONTACT:

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COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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PRICE: \$1,750,000.00

SIZE: 8,795 SF Building on 6.23 acres

Overview:

Step into a piece of Vermont history with this enchanting and well-known event barn, now available for sale. The Old Lantern, nestled in the heart of Vermont, has been the historic backdrop for hundreds of picturesque weddings and unforgettable events over the past 20+ years. With breathtaking mountain and lake views, this iconic property stands out for its stunning beauty.

Historic Charm: Steeped in iconic Vermont charm, the barn offers a unique blend of rustic elegance and timeless beauty, perfect for any celebration.

Prime Location: Situated in a scenic and serene location, with close proximity to Lake Champlain, the barn is a sought-after destination for couples and event planners seeking a quintessential Vermont experience. The spacious barn accommodates large gatherings while maintaining an intimate atmosphere, making it ideal for weddings, corporate events, and special occasions. Despite its historic roots, the barn is equipped with modern amenities to ensure comfort and convenience for all guests.

This is more than a property; it's a legacy of joy and celebration, ready for its next chapter. Don't miss your chance to own a piece of Vermont's rich event-hosting tradition.

Contact us today for more details and to schedule a viewing.



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Building Description

Building Information	
Size	8,795 SF
Acreage	6.23
Zone	West Charlotte Village Zoning District
SPAN	138-043-10826
Parcel ID	00004-3260
Taxes (2024)	\$23,000.00
Water/Sewer	Well & Septic. More information available.
HVAC/Electric	Split unit electric, new 400-amp service. Heat pumps.
Construction	One story wood frame post & beam barn.
Foundation	Concrete Block
Roof	Part standing seam metal and part asphalt. New roof and frame in 2022.
Basement	Part/Unfinished 2,720 SF
Year Built	Originally 1800's, relocated to this site in 1960's

Building Information	
Easements	Well Easement, Septic Easement (1-3), Reserved Use Easement, Waterline Easement, R.O.W 1-4. Please ask for further details
Licenses	750 people – no furniture 350 people – seated (including staff) Tents allowed with no restrictions
Parking	Ample gravel parking for events
Road Frontage	Good visibility
Sprinklered	Full sprinkler system
Bathrooms	ADA
Events	Weddings are booked through 2025 and will need to be honored by the new owners. Current owners are happy to stay on to help facilitate these weddings.



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Site Plan



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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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