

1 Teddy Bear Lane

Townshend, Vermont



EXCEPTIONAL INVESTMENT PROPERTY FOR SALE

STRUCTURE SIZE: 54,759 Sq Ft

LOT SIZE: 12.4 Acre Site

PRICE: \$3,990,000

Net Operating Income: \$360,000/YR

- Operating Company Mary Meyer established in 1933
- Strong Tenant with a five-year lease in place **Aurora World Inc. (KOSDAQ:039830)** – South Korean based global company
- **Lease Term:** Through June 3, 2029
- **About the Tenant:**
Aurora World is a leading manufacturer and supplier of high quality, competitively priced plush toys and gifts, with an established international presence.



FOR MORE INFORMATION, CONTACT:

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vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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Total Building Size: 54,759 sq ft above grade

- Retail Store: **1,680 sq ft**
- Office Building: **6,879 sq ft** (+ **4,128 sq ft** finished lower level)
- Warehouse: **30,800 sq ft**
- Warehouse Addition: **15,400 sq ft**

Parking: Paved and gravel lots for **100 vehicles**

Visibility: Excellent frontage on VT Route 30

Utilities: Private well and septic system

Power: 3-phase power

Freight Lift: Existing hoist elevator in warehouse



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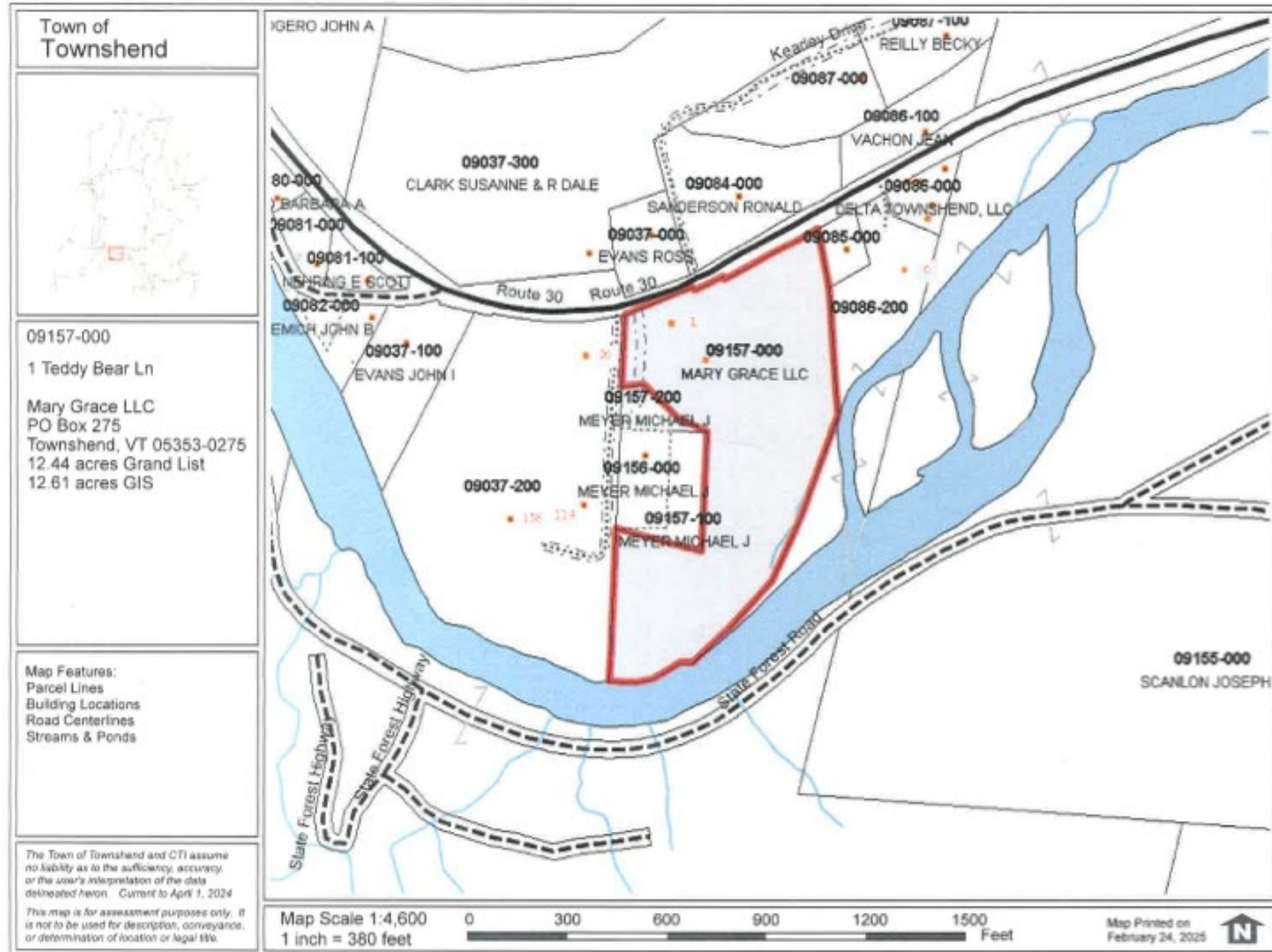
PROPERTY FEATURES:	
Frontage	~653 feet on VT Route 30
River Frontage	~1,152 feet along West River
Soil	Well-drained sandy loam
Zoning	No local zoning (Town of Townshend) – flexible use possibilities
Flood Plain	Only land near river affected; buildings not in flood plain
Access	Shared driveway easement in place
BUILDING FEATURES:	
Office Building	Wood frame, 2-story with full finished basement
Retail Store	1-story wood frame, concrete slab
First Warehouse Space	Steel frame, 1-story, partial second floor
Second Warehouse Space	Steel frame, high ceiling (22 ft clear)
Heating	Oil furnace (office and retail) + oil furnace (warehouses)
Cooling	Central A/C (office and retail) + A/C (First Warehouse Space)
Electric Service	800 AMP, 480V, 3-phase
Construction	Poured concrete foundations, metal panel siding
Roofs	Asphalt shingles (office/retail); standing seam metal (warehouse); rubber roof (warehouse)



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STRUCTURES ARE NOT IN THE FLOOD PLAIN

