

# High Visibility Retail Building for Sale

7 Ferry Road, South Hero, VT

POMERLEAU  
REAL ESTATE

## BUILDING FOR SALE:

**SALE PRICE:** \$695,000

**BUILDING SIZE:** 3,168 +/- SF

**ACRES:** .95 +/-

## HIGHLIGHTS:

- Meticulously maintained 3,168 SF building for sale located on Ferry Road (Route 314), a main thoroughfare connecting Route 2 and the Grand Isle Ferry
- Building was completely remodeled in 2022
- Features large, open concept layout
- Ideal for retail, office, gallery or showroom
- Highly visible lot with pastoral views
- Positioned between the mainland connection and ferry access to New York, capturing traffic from multiple directions
- Previously operated as successful retail business for 40 years

Don't miss an opportunity to own prime real estate in the commercial center for the Lake Champlain Islands!



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



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Year Built:	1978
Current Use	Retail
Acres:	.95
Recent Improvements:	2022 Building Remodel included LVT flooring, spray foam insulation, siding and windows
Heat Source:	Energy efficient heat pumps Rinnai propane heater Radiant floors



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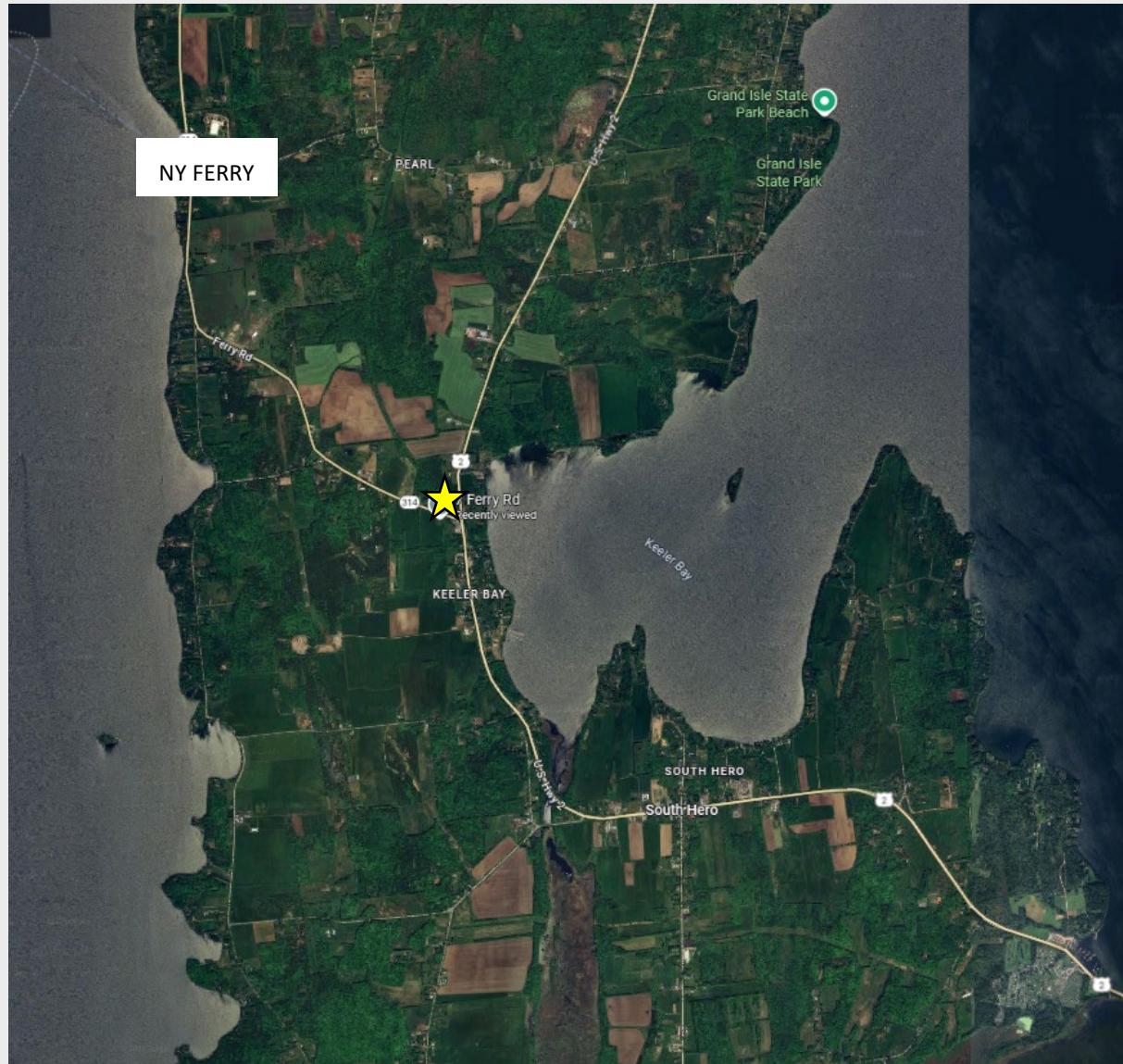
Contact us for  
more information!

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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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