

# Fully Leased Investment Property For Sale

236-346 River Street, Springfield, VT



**PRICE :** \$2,900,000

**SIZE:** 21,064 +/- SF

**ACRE:** 6.22 +/-

## PROPERTY FEATURES:

- Exceptional investment property anchored by national tenants including Dollar General & Sherwin Williams
- Buildings are 100% leased with a majority long term national tenancy
- The property is located along River Street / State Highway 106, a primary retail and commuter thoroughfare with great visibility & traffic counts
- Corridor provides regional connectivity to surrounding Southern Vermont markets
- Includes additional lot for future development (solar, storage, charging stations, etc.)
- 6.3% cap rate
- Great for 1031 exchange or passive investment opportunity.



## Property Specs

236-346 River Street, Springfield, VT

### OFFERING:

Type	Investment
Price	\$2,900,000
Cap Rate	6.3%
Price per SF	\$138
Occupancy	100%



### SPECS:

Address:	236-346 River Street, Springfield
Rentable Area	21,064 +/- SF
Land	6.22 acres
Year Built	1980, renovated 2021
Parcel Number	(190) 022/1/421 & 27090 22-1-42.3



# Aerial Map

236-346 River Street, Springfield, VT

