

Prime Rt 7 Commercial & Development Opportunity

6720 US Route 7, Ferrisburgh VT



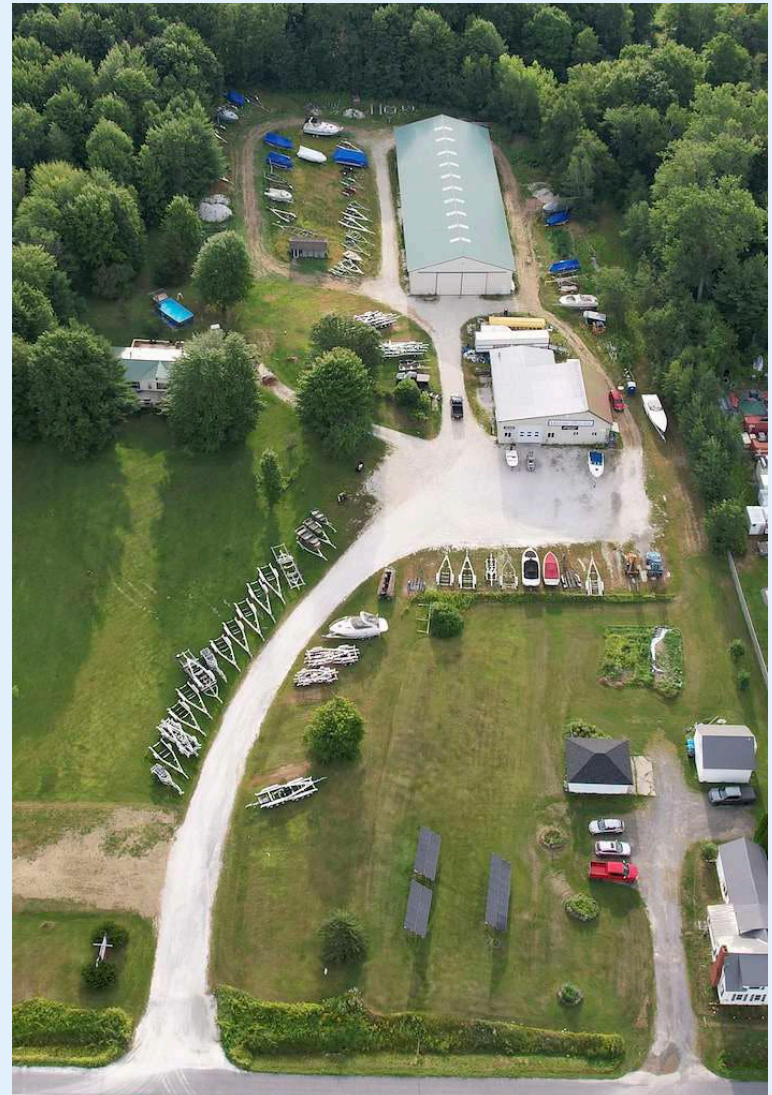
ACRE: ± 6.04

SIZE: Multiple Structures totaling ± 20,000 SF

FOR SALE: Inquire for Price

PROPERTY FEATURES:

- Positioned directly on highly traveled US Route 7, this property offers excellent visibility and exposure with traffic counts of up to 12,000 vehicles per day.
- The property includes approximately 20,000 SF of improvements, anchored by a 14,000 SF warehouse and complemented by a 1,480 SF, 3-bedroom residence.
- Situated along Addison County's principal north-south corridor, with convenient access to Vergennes, North Ferrisburgh, and the greater Burlington market.
- Mixed-Use zoning provides an array of potential uses, offering flexibility for continued industrial/warehouse operations, multi-tenant investment, or future redevelopment.
- The combination of Route 7 frontage, substantial acreage, existing improvements, and flexible zoning creates multiple opportunities for an owner or investor.



Photos

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